

FOR SALE

1960's Vintage Home

316 Park Lane

Marlin, Falls County, TX 76661

\$159,000

For a virtual tour and investment offering go to: www.texasfarmandranchrealty.com



A DBA of Dube's Commercial, Inc. TREC# 484723

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Property Highlights

Location – Only 1 hour 30 minutes from Austin or Dallas, and 1 hour from Bryan-College Station. 30 minutes from Waco. Address is 316 Park Lane, Marlin, Texas

Directions – From the intersection of Hwy 6 and Hwy 7 in Marlin. Travel West on Hwy 7 for 1.41 miles. Turn right onto Craig St/ Business Hwy 6 travel for 0.26 miles. Turn left onto Branch Street for 0.08 miles. Right onto Perry Street for 0.18 miles then take a left onto Park Lane the property is the first house on the left. Look for the Texas Farm and Ranch Realty sign.

Lot Size –17,400 sq. ft. or 0.4 acres according to the Falls County Appraisal District

Features- Built in 1967 consisting of 2,960 square feet (per FCAD). Home includes 4 bedrooms 3 baths and a two car garage. Wood burning fireplace in the informal living room. Newly remodeled kitchen with all updated appliances and granite countertops. Several additional rooms such as formal living, informal living, formal dining, breakfast area, sun room with French doors to the back patio where there is a built in grill into the back side of the fireplace.

Foundation – A portion of the slab was leveled in April of 2012 and includes a life time warranty. A copy of the warranty and corrected slab areas are available upon request.

Improvements –Two spacious outbuildings. One used to store lawn equipment and tools and is on pier and beam. The other is used as a workshop and former wine distillery and is on slab. Fully fenced backyard with an automatic gate entrance. Concreted circle drive in the front of the house and concreted drive to the garage in the back of the house. Automatic water sprinkler system in the front and the back yard.

Utilities- Water and sewer provider is City of Marlin. Electricity is active service with TXU. Natural Gas provider is Atmos. There is a functioning water well in the back yard and is currently being used to water the lawn through the automatic water sprinkler system.

Landscaping: Mature oak as well as elm trees in the front and back yard. Small shrubbery around the front of the house. St. Augustine grass covers the front and backyard. Large rose bushes, crape myrtle, zinnia and a variety of other plants decorate the back yard. As well as a large arch way that is covered in honey suckle vine.

Current Use – Privately owned. Used for personal residence.

Easements – An Abstract of Title to be performed to determine any easements that may exist

Showings - By appointment only. Buyers who are represented by an agent/broker must have their agent/broker present at all showings.

Presented At: \$159,000.00 or \$53.72 per square foot



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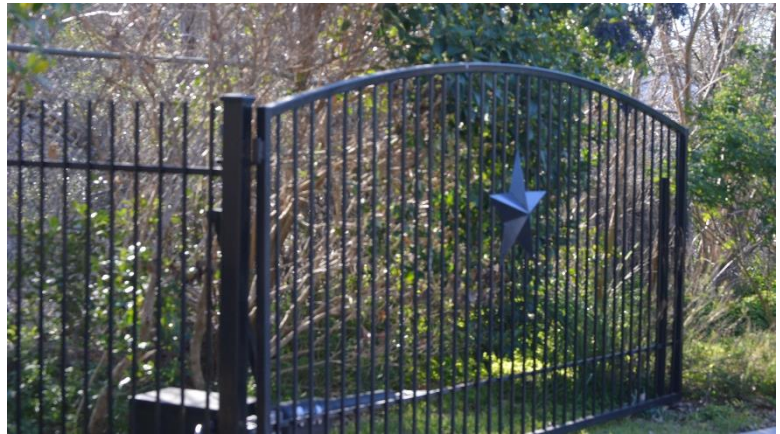
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Property Pictures



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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@texasfarmandranchrealty.c</u>	<u>(284) 803-5263</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	om Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	om Email	Phone
<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmandranchrealt</u>	<u>(254) 721-9615</u>
Sales Agent/Associate's Name	License No.	y.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

ABS 1-0

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