

**Daniel Flores**  
 RE/MAX Preferred Associates  
 daniel.flores81@gmail.com  
 Ph: (214) 535-5768  
 I'm always a phone call away...

### Agent Full Report

MLS#: **14086559**    **Active**    [707 Jellison Boulevard](#)    **Duncanville**    **75116-2517**    LP:    **\$244,500**



Category: <b>Residential</b>	Type: <b>RES-Single Family</b>	Orig LP: <b>\$270,000</b>
Area: <b>28/3</b>	Also for Lease: <b>N</b>	Lst \$ / SqFt: <b>\$97.02</b>
Subdv: <b>Irwin Keasler Dev Red Bird 05</b>	Lake Name:	
County: <b>Dallas</b>	Lease MLS#:	
Country: <b>United States</b>	Plan Dvlpmt:	
Parcel ID: <b>60096500390010000</b>	Legal:	<b>IRWIN KEASLER DEV RED BIRD 5 BLK 39 LT 1</b>
Lot: <b>1</b>	Block: <b>39</b>	Unexempt Taxes: <b>\$6,669</b>
Multi Prcl: <b>No</b>	MUD Dst: <b>No</b>	

Bedrooms: <b>4</b>	Tot Baths: <b>2.0</b>	Liv Areas: <b>1</b>	Stories: <b>2</b>
Fireplaces: <b>1</b>	Full Baths: <b>2</b>	Dining Areas: <b>1</b>	Pool: <b>No</b>
Sec Sys: <b>No</b>	Half Baths: <b>0</b>		
Smart Home App/Pwd: <b>No</b>			

SqFt: <b>2,520 / Tax</b>	Appraiser Name:	Hdcp Am: <b>No</b>
# Gar Spaces: <b>2</b>	Cvrd Park: <b>2</b>	
# Carprt Spcs: <b>0</b>	Garage Size: <b>19 x 23</b>	Yr Built: <b>1969 / Preowned</b>
Acres: <b>0.397</b>	Lot Dimen:	Will Subdiv: <b>No</b>
HOA: <b>None</b>	HOA Dues:	
HOA Co:	HOA Co.Phone:	
Accessory Unit:	Accessory Unit Type:	

Next OH: **Public: Sat Feb 1, 1:00PM-3:00PM**

School Dist: <b>Duncanville ISD</b>	Middle School: <b>Byrd</b>	High School: <b>Duncanville</b>
Elementary School: <b>Bilhartz</b>		

Dining Room: <b>19 x 10 / 1</b>	Living Room: <b>16 x 17 / 1</b>	
Kitchen: <b>13 x 9 / 1</b> <b>Galley Kitchen</b>	Breakfast Room: <b>9 x 8 / 1</b>	
Bedroom: <b>12 x 18 / 2</b> <b>Walk-in Closets</b>	Bedroom: <b>12 x 12 / 2</b> <b>Walk-in Closets</b>	
Bedroom: <b>13 x 15 / 2</b> <b>Walk-in Closets</b>	Bedroom: <b>11 x 11 / 1</b> <b>Walk-in Closets</b>	
Full Bath: <b>7 x 8 / 1</b>	Full Bath: <b>11 x 10 / 2</b>	
Utility Room: <b>11 x 9 / 1</b> <b>Built-in Cabinets, Full Size W/D Area, Room for Freezer</b>	Extra Storage Room: <b>17 x 7 / 2</b>	

Housing Type: <b>Single Detached</b>	Fireplace Type: <b>Brick, Gas Logs</b>
Style of House: <b>Traditional</b>	Kitchen Equipment: <b>Built-in Microwave, Cooktop - Gas, Dishwasher, Disposal, Oven-Gas, Plumbed For Gas in Kitchen, Water Line to Refrigerator</b>
Lot Size/Acreage: <b>Less Than .5 Acre (not Zero)</b>	Alarm/Security: <b>Carbon Monoxide Detector, Exterior Security Light(s), Fire/Smoke, Owned Carpet, Laminate, Luxury Vinyl Plank</b>
Lot Description: <b>Adjacent to Greenbelt, Corner, Creek, Greenbelt, Heavily Treed, Landscaped</b>	Flooring: <b>Central Heat-Elec, Central Heat-Gas</b>
Exterior Features: <b>Covered Porch(es), Lighting System, Other, Patio Open, Workshop</b>	Heating/Cooling: <b>Central Heat-Elec, Central Heat-Gas</b>
Soil: <b>Black, Limestone, Rocky/Shale, Unknown</b>	Energy Efficiency: <b>12 inch+ Attic Insulation, 13-15 SEER AC, Attic Fan, Ceiling Fans, Gas Water Heater, Smart Electric Meter, Storm Door(s), Turbines</b>
Construction: <b>Brick, Wood</b>	Green Features:
Foundation: <b>Pier &amp; Beam</b>	Green Certification:
Roof: <b>Composition</b>	Handicap Amenities:
Type of Fence: <b>Other</b>	Proposed Financing: <b>Cash, Conventional, FHA, VA</b>
Parking/Garage: <b>Attached, Covered, Opener, Rear, Swing Drive, Workbench</b>	Possession: <b>30-60 Days, Closing/Funding</b>
Street/Utilities: <b>Asphalt, City Sewer, Septic</b>	Showing: <b>ShowingTime-CSS</b>
Interior Features: <b>Cable TV Available, Decorative Lighting, High Speed Internet Available, Window Coverings</b>	
Restrictions:	Easements:
Waterfront: <b>No</b>	Platted Wtrfrn Bound:
Dock Permitted: <b>No</b>	Lake Pump: <b>No</b>

Property Description: **Country Style Home on almost half acre wooded lot includes a beautiful creek with property on other side, an abundance of greenery and towering trees. Attached Storage building for lawn equipment or extra storage! Low maintenance landscaping with privacy fencing. Well maintained, many upgrades including new roof & exterior painted 2018. The interior painted December 2019. Kitchen updated; new cabinet doors, new cooktop, new sink, new dishwasher, new microwave. Both bathrooms remodeled. All bedrooms have walk in closets. Buyer or Buyer's agent to verify all MLS data including measurements and schools. Seller will consider all reasonable OFFERS!!!**

Public Driving: **I-20 go South to Cedar Ridge Road. Left on Jellison. House on left.**

Directions: **SD, LBP, On-site Sewer docs in Media. Seller will consider all reasonable OFFERS!!!**

Private Remarks:

SUB: <b>3%</b> BAC: <b>3%</b> Var: <b>No</b> List Type: <b>Exclusive Right to Sell/Lease</b> CDOM: <b>267</b> DOM: <b>267</b> LD: <b>05/10/2019</b> XD:		Off Website: <a href="http://www.UnitedRealEstateDal.com">www.UnitedRealEstateDal.com</a>
LO: <b>UREN01 United Real Estate (972) 372-0590</b>	Fax:	Brk Lic#: <b>0588736</b>
LO Addr: <b>5430 L B J Freeway, Ste 280 Dallas, TX 75240</b>	Office Email:	Off Supervisor: <b>Nick Bristow</b>
LA: <b>0451782 Bobby Campbell (318) 461-7838</b>	Fax:	Off Supervisor License#: <b>558759</b>
LA Cell: <b>(318) 461-7838</b>	LA Other: <b>(318) 461-7838</b>	Off Supervisor Phone#: <b>972-372-0590</b>
LA Email: <a href="mailto:bobbycampbell79@gmail.com">bobbycampbell79@gmail.com</a>	LA Website:	
LA 2:	LA 2 Contact:	
Pref Title Co: <b>Providence</b>	Location: <b>Duncanville</b>	

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Call:	<b>ShowingTime-CSS</b>	Appt:	<b>817-858-0055</b>	Owner Name:	<b>Jeremy S. Drake</b>
Keybox #:	<b>0000</b>	Keybox Type:	<b>Blue iBox</b>	Seller Type:	<b>Individual(s)</b>
Show Instr:	<b>Call CSS 1 Hour Notice Required</b>			Occupancy:	<b>Owner</b>
Open House:	<b>Public: Sat Feb 1, 1:00PM-3:00PM</b>				
Surveillance Devices Present:	<b>None</b>				
Consent for Visitors to Record:	<b>Video</b>				

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Prepared By: Daniel Flores / JP and Associates, REALTORS on 2020-02-01 06:23

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MLS#: **14220356** **Active** **906 Nature Drive** **Duncanville** **75116-2528** LP: **\$250,000**



Category: **Residential** Type: **RES-Single Family** Orig LP: **\$250,000**  
 Area: **28/3** Also for Lease: **N** Lst \$ / SqFt: **\$103.14**  
 Subdv: **Irwin Kessler Dev Red Bird Add**  
 County: **Dallas** Lake Name:  
 Country: **United States** Lease MLS#: **60096500360170000** Plan Dvlpmnt:  
 Parcel ID: **60096500360170000** Legal: **IRWIN KEASLER DEV RED BIRD 5 BLK 36 LT 1**  
 Lot: **17** Block: **36** MUD Dst: **No** Unexempt Taxes: **\$4,588**  
 Multi Prcl: **No**

Bedrooms: **4** Tot Baths: **2.0** Liv Areas: **2** Stories: **1**  
 Fireplaces: **1** Full Baths: **2** Dining Areas: **2** Pool: **No**  
 Sec Sys: **No** Half Baths: **0**  
 Smart Home App/Pwd: **No**

SqFt: **2,424 / Appraiser** Appraiser Name:  
 # Gar Spaces: **0** Cvrd Park: **0** Hdcp Am: **No**  
 # Carprt Spcs: **0** Garage Size: Yr Built: **1970 / Preowned**  
 Acres: **0.293** Lot Dimen: Will Subdiv: **No**  
 HOA: **None** HOA Dues:  
 HOA Co: HOA Co.Phone:  
 Accessory Unit: Accessory Unit Type:

School Dist: **Duncanville ISD**  
 Elementary School: **Bilhartz** Middle School: **Byrd** High School: **Duncanville**

Bedroom: **10 x 10 / 1** Bedroom: **10 x 11 / 2**  
 Bedroom: **15 x 10 / 3** Master Bedroom: **16 x 20 / 1**  
 Living Room: **16 x 20 / 1** Living Room: **19 x 21 / 2**

Housing Type: **Single Detached** Fireplace Type: **Wood Burning**  
 Style of House: **Less Than .5 Acre (not Zero)** Kitchen Equipment: **Cooktop - Gas, Dishwasher, Oven-Gas**  
 Lot Size/Acreage: **Some Trees** Alarm/Security:  
 Lot Description: **Some Trees** Flooring: **Ceramic Tile**  
 Exterior Features: **Brick** Heating/Cooling: **Central Air-Elec, Central Heat-Gas**  
 Construction: **Brick** Green Features:  
 Foundation: **Slab** Green Certification:  
 Roof: **Composition** Handicap Amenities:  
 Type of Fence: **None, Open, Side, Uncovered** Proposed Financing: **Cash, Owner Carry First**  
 Parking/Garage: **City Water, Septic** Possession: **Closing/Funding**  
 Street/Utilities: **High Speed Internet Available** Showing: **ShowingTime-CSS**  
 Interior Features:  
 Restrictions: Easements:

Property Description: **Great home with much more possibilities. Has an office that could be a 4th bedroom, and bonus room that only needs a bathroom to make it a full Suite, already has Kitchen. Which can be used as a mother-in-law suite. Beautiful backyard. This home sits on almost a third of an acre. New roof. Move-in Ready.**  
 Public Driving: **Take I-20 E, exit and turn Right on Cedar Ridge Dr, then left on Roundtop Blvd, Right on Jellison Blvd, Right on Nature Dr, property will be on your Right (2nd home from Jellison Blvd)**  
 Directions:  
 Private Remarks: **Buyer or Buyer agent to verify all MLS data. See transaction documents for a list of some of the updates and upgrades. 20% down, interest rate and term-length is negotiable.**

SUB: **0%** BAC: **2.5%** Var: **No** List Type: **Exclusive Right to Sell/Lease** CDOM: **70** DOM: **70** LD: **11/02/2019** XD:  
 LO: **CEJF03GP CENTURY 21 Judge Fite Co. (972) 282-8888** Fax: **(972) 262-3535** Off Website:  
 LO Addr: **Suite 540 4136 South Carrier Pkwy Grand Prairie, TX 75052** Office Email:  
 LA: **0650105 Hander Peralta Romero (469) 735-2308** Fax: Brk Lic#: **0316490**  
 LA Cell: **(469) 735-2308** LA Other: **(469) 735-2308** Off Supervisor: **Joe Picardo**  
 LA Email: **handerperalta@judgefite.com** LA Website: Off Supervisor License#: **0495084**  
 LA 2: LA 2 Contact: Off Supervisor Phone#: **(469)688-3696**  
 Pref Title Co: **Designated Title** Location: **4136 S Carrier Pkwy #540, GP 682-276-7200**

Call: **ShowingTime-CSS** Appt: **800-746-9464** Owner Name: **Noe Carbajal**  
 Keybox #: **9999** Keybox Type: **Blue iBox** Seller Type: **Individual(s)**  
 Show Instr: Occupancy: **Vacant**

Prepared By: Daniel Flores / JP and Associates, REALTORS on 2020-02-01 06:23

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MLS#: **14173929**    **Sold**    **1206 Bow Creek Drive**    **Duncanville**    **75116**    LP:    **\$240,000**



Category: **Residential**    Type: **RES-Single Family**    Orig LP: **\$240,000**  
 Area: **28/3**    Also for Lease: **N**    Lst \$ / SqFt: **\$99.01**  
 Subdv: **JRWin Keasler**  
 County: **Dallas**    Lake Name:  
 Country: **United States**    Lease MLS#:  
 Parcel ID: **60097500480070000**    Plan Dvlpmnt:  
 Lot: **7**    Block: **48**    Legal: **IRWIN KEASLER DEV RED BIRD**  
 Multi Prcl: **No**    MUD Dst: **No**    Unexempt Taxes: **\$5,335**

Bedrooms: **4**    Tot Baths: **2.0**    Liv Areas: **2**    Stories: **2**  
 Fireplaces: **1**    Full Baths: **2**    Dining Areas: **1**    Pool: **No**  
 Sec Sys: **Yes**    Half Baths: **0**

SqFt: **2,424 / Tax**    Appraiser Name:  
 # Gar Spaces: **2**    Cvrd Park: **2**    Hdcp Am: **No**  
 # Carprt Spcs: **0**    Garage Size: **19 x 22**    Yr Built: **1988 / Preowned**  
 Acres: **0.473**    Lot Dimen:  
 HOA: **None**    HOA Dues:  
 HOA Co:  
 Accessory Unit:    Accessory Unit Type:

School Dist: **Duncanville ISD**  
 Elementary School: **Bilhartz**    Middle School: **Kenemer**    High School: **Duncanville**  
 Primary School:    Intermediate School: **Hardin**    Junior High School:

Living Room: **12 x 25 / 1**    Living Room: **13 x 15 / 2**  
 Office: **12 x 12 / 1**    **Built-in Cabinets**    Kitchen: **8 x 10 / 2**  
 Breakfast Room: **9 x 8 / 2**    Dining Room: **9 x 13 / 2**  
 Master Bedroom: **15 x 13 / 1**    Bedroom: **13 x 9 / 1**  
 Bedroom: **13 x 12 / 2**    Bedroom: **10 x 12 / 2**  
 Full Bath: **9 x 5 / 2**    **Dual Sinks**    Utility Room: **7 x 13 / 1**    **Built-in Cabinets, Dryer Hookup- Electric, Washer Hookup**

Housing Type: **Single Detached**    Fireplace Type: **Wood Burning**  
 Style of House: **Craftsman**    Kitchen Equipment: **Built-in Microwave, Cooktop - Electric, Disposal, Oven-Electric, Water Line to Refrigerator**  
 Lot Size/Acreage: **Less Than .5 Acre (not Zero)**    Alarm/Security:  
 Lot Description: **Greenbelt, Heavily Treed, Landscaped, Lrg. Backyard Grass**    Flooring: **Carpet, Ceramic Tile, Laminate**  
 Exterior Features: **Balcony, Covered Porch(es), Deck, Gutters, Patio Covered, Patio Open, Sprinkler System, Workshop, Workshop w/Electric**    Heating/Cooling: **Central Air-Elec, Central Heat-Elec**  
 Soil: **Unknown**    Energy Efficiency: **Ceiling Fans, Other, Programmable Thermostat**  
 Construction: **Brick**    Green Features:  
 Foundation: **Slab**    Green Certification:  
 Roof: **Composition**    Handicap Amenities:  
 Backyard Pool Feat:    Special Notes: **Aerial Photo**  
 Type of Fence: **Wood**    Proposed Financing: **Cash, Conventional, FHA, VA**  
 Parking/Garage: **Attached, Garage**    Possession: **Closing/Funding**  
 Street/Utilities: **City Water, Individual Water Meter, Septic**    Showing: **ShowingTime-CSS**  
 Interior Features: **Cable TV Available, Decorative Lighting, High Speed Internet Available**  
 Restrictions: **Other**    Easements: **Other**

Property Description: **Charming multi-level home on a large lot. You will love the park-like setting with large wood deck and mature trees. A large covered patio in back of home. This spectacular home is loaded with unique features large backyard. The main floor features the living room, fireplace, Master Bedroom and a additional Bedroom. The upper level features a second living room, kitchen, two bedrooms and a full bathroom. Close to I-20, State Highway 360, Loop 12 and I-30. Updates include Roof Replaced 2017, Hot water heater 2019, Fence 2019**  
 Excludes: **Tv mounts, curtains and rods**  
 Public Driving: **From I-20 exit Cedar Ridge, go North on Cedar Ridge, first Street Red Bird go Right, Next Street Bow Creek go Right, House is before you reach I-20 access Road.**  
 Directions: **Buyers or Buyers agent to verify all square footages, acreages, features, schools, HOA, and measurements. See MLS documents for Instructions to submit offers, survey, sellers disclosure, ETC... If you have any questions please contact Shawn@shawnbuckrealty.com**  
 Private Remarks:

SUB: **0%**    BAC: **3%**    Var: **No**    List Type: **Exclusive Right to Sell/Lease**    CDOM: **6**    DOM: **6**    LD: **09/03/2019**    XD:  
 LO: **INDW00FW Indwell (817) 907-8699**    Fax:    Off Website: [www.IndwellRealEstate.cc](http://www.IndwellRealEstate.cc)  
 LO Addr: **4114 W. Vickery Fort Worth, TX 76107**    Office Email: [will@indwellrealestate.cc](mailto:will@indwellrealestate.cc)    Brk Lic#: **9005001**  
 LA: **0640814 Shawn Buck (817) 233-1724**    Fax:    Off Supervisor:  
 LA Cell: **(817) 233-1724**    LA Other: **(817) 233-1724**    Off Supervisor License#:  
 LA Email: [shawn@shawnbuckrealty.com](mailto:shawn@shawnbuckrealty.com)    LA Website: [www.StryveRealty.com](http://www.StryveRealty.com)    Off Supervisor Phone#:  
 LA 2: **0666088 Missy Smith (817) 556-1883**    LA 2 Contact: [msmith@shawnbuckrealty.com](mailto:msmith@shawnbuckrealty.com)  
 Pref Title Co: **Old Republic Title**    Location: **(817) 920-7990**

Call: **ShowingTime-CSS**    Appt: **817-858-0055**    Owner Name:    **see tax**  
 Keybox #: **00000**    Keybox Type: **Blue iBox**    Seller Type:    **Individual(s)**  
 Show Instr: **Please lock doors, turn lights off and provide feedback**    Occupancy:    **Owner**  
 Surveillance Devices Present: **None**  
 Consent for Visitors to Record: **None**

Contract Date: **09/11/2019**    Opt Exp Date: **09/21/2019**    Sold Date: **10/11/2019**    Slr Paid: **\$3,000**    Sld\$/Acre: **\$496,829**    SP: **\$235,000**  
 SO: **BHG06 Better Homes & Gardens, Winans (972) 774-9888**    Sld\$/SqFt: **\$96.95**  
 SA: **0623109 Karla Gonzalez (214) 476-9617**    SA Email: [karlangonzalez@me.com](mailto:karlangonzalez@me.com)  
 SA 2:

2/1/2020

Matrix

Closing Title Co:  
Third Party AP:  
1st Fin: **FHA**  
2nd Fin:

**No**

Years:  
Years:

Mortgage Co:  
Loan 1 Amount:  
Loan 2 Amount:

Int Rt:  
2nd Int Rt:

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MLS#: 14050277 Sold 1203 Jungle Drive Duncanville 75116 LP: \$245,000



Category: Residential Type: RES-Single Family Orig LP: \$250,000
Area: 28/3 Also for Lease: N Lst \$ / SqFt: \$100
Subdv: Irwin Keasler Dev Red Bird 06
County: Dallas Lake Name:
Country: United States Lease MLS#:
Parcel ID: 60097500480240000 Plan Dvlpmnt:
Lot: 24/2 Block: 48 Legal: IRWIN KEASLER DEV RED BIRD 6 LT 0024 & 7
Multi Prcl: No MUD Dst: No Unexempt Taxes: \$5,426

Bedrooms: 3 Tot Baths: 2.1 Liv Areas: 2 Stories: 1
Fireplaces: 1 Full Baths: 2 Dining Areas: 2 Pool: No
Sec Sys: Yes Half Baths: 1
Smart Home App/Pwd: No

SqFt: 2,450 / Appraiser Appraiser Name: Hdcp Am: No
# Gar Spcs: 2 Cvrd Park: 2
# Carprt Spcs: 0 Garage Size: 0 x 0 Yr Built: 1972 / Preowned
Acres: 0.802 Lot Dimen: Will Subdiv: No
HOA: None HOA Dues:
HOA Co: HOA Co.Phone:
Accessory Unit: Accessory Unit Type:

School Dist: Duncanville ISD
Elementary School: Bilhartz Middle School: Byrd High School: Duncanville

Living Room: 24 x 18 / 1 Dining Room: 11 x 10 / 1
Kitchen: 12 x 8 / 1 Master Bedroom: 16 x 12 / 1
Bedroom: 12 x 11 / 1 Bedroom: 16 x 9 / 1
Living Room: 13 x 12 / 1 Utility Room: 10 x 5 / 1
Dryer Hookup- Electric, Full Size W/D Area, Room for Freezer, Separate Utility Room, Sink in Utility, Washer Hookup

Housing Type: Single Detached Fireplace Type: Wood Burning
Style of House: Traditional Kitchen Equipment: Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal, Double Oven, Water Line to Refrigerator
Lot Size/Acreage: .5 Acre to .99 Acre Alarm/Security: Burglar, Leased
Lot Description: Creek, Heavily Treed, Interior Lot, Landscaped, Lrg. Backyard Grass, Some Trees, Subdivision Carpet, Ceramic Tile
Exterior Features: Covered Porch(es), Gutters, Lighting System, Patio Heating/Cooling: Central Air-Elec, Central Heat-Elec
Covered, Patio Open, RV/ Boat Parking, Storage Building
Soil: Energy Efficiency: Attic Fan, Ceiling Fans
Construction: Brick Green Features:
Foundation: Slab Green Certification:
Roof: Composition Handicap Amenities:
Type of Fence: Chain Link, Wood Proposed Financing: Cash, Conventional, FHA, VA
Parking/Garage: Circle Drive, Garage, Garage Door Opener, Other Negotiable
Parking/Garage, Rear Possession:
Street/Utilities: City Sewer, City Water Showing: ShowingTime-CSS
Interior Features: Bay Windows, Cable TV Available, Decorative Lighting, High Speed Internet Available, Wet Bar, Window Coverings
Restrictions: Easements:

Property Description: COME ENJOY COUNTRY LIFESTYLE! Custom Ranch style home on TWO WOODED LOTS = almost an acre! Convenient location just north of I20. Large living area with a woodburning fireplace, pool table, and a wet bar. 2nd living area could be a study. Large utility room with an extra hobby room. Circle drive in front with rear garage and lots of extra parking. Covered patio and a hot tub. Gorgeous yard - perfect for entertaining. bar in living area
Excludes:
Public Driving: From I-20 go north on Cedar Ridge and right on RedBird Ln & right on Jungle Dr.- house on right
Directions:
Private Remarks: Covered pool has been drained & needs equipment- or could be filled in and enclosed for workshop, etc.... Back on market because buyers loan denied- inspection and FHA appraisal ok- call Cathy for details

SUB: 0% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 60 DOM: 60 LD: 04/30/2019 XD:
LO: PINN01AR RE/MAX Pinnacle Group Realtors (817) 460-3900 Fax: (817) 460-3903 Off Website:
LO Addr: 1241 W Green Oaks Blvd Arlington, TX 76013 Office Email: Brk Lic#: 0479985
LA: 0233006 Cathy Shaffer (817) 277-0111 Fax: (817) 855-1306 Off Supervisor: Sharon Parrish
LA Cell: LA Other: Off Supervisor License#: 0233483
LA Email: cathy@cathyshaffer.com LA Website: cathyshaffer.com Off Supervisor Phone#:
LA 2: LA 2 Contact:
Pref Title Co: Independence- Linda Location: 1205 W Green Oaks 76013 682-478-0001

Call: ShowingTime-CSS Appt: 817-858-0055 Owner Name: see agent
Keybox #: 0000000 Keybox Type: Combo Seller Type: Individual(s)
Show Instr: Occupancy: Owner

Contract Date: 08/02/2019 Opt Exp Date: 08/21/2019 Sold Date: 09/09/2019 Slr Paid: \$4,500 Sld\$/Acre:\$299,875 SP: \$240,500
SO: JP02C JP & Associates Uptown (972) 836-9295 Sld\$/SqFt: \$98.16
SA: 0668583 Tinika Williams (469) 222-6867 SA Email: tinika.ur.realtor@gmail.com
SA 2: SA 2 Email:
Closing Title Co: independence Mortgage Co: Global Home Finance
Third Party AP: No
1st Fin: FHA Loan 1 Amount: Int Rt:
2nd Fin: Years: Loan 2 Amount: 2nd Int Rt:

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Information Deemed Reliable, but not Guaranteed. Copyright: 2019 NTREIS.

MLS#: **14222730** **Sold** **1015 Georgeland Drive** **Duncanville** **75116-2511** LP: **\$245,000**



Category: **Residential** Type: **RES-Single Family** Orig LP: **\$249,900**  
 Area: **28/3** Also for Lease: **N** Lst \$ / SqFt: **\$99.43**  
 Subdv: **Irwin Kessler Dev Red Bird Add**  
 County: **Dallas** Lake Name:  
 Country: **United States** Lease MLS#: **60096500410140000** Plan Dvlpmnt:  
 Parcel ID: **60096500410140000** Legal: **IRWIN KEASLER DEV RED BIRD 5 BLK 41 LOT**  
 Lot: **14** Block: **41** MUD Dst: **No** Unexempt Taxes: **\$5,954**  
 Multi Prcl: **No**

Bedrooms: **3** Tot Baths: **2.0** Liv Areas: **2** Stories: **2**  
 Fireplaces: **1** Full Baths: **2** Dining Areas: **2** Pool: **No**  
 Sec Sys: **No** Half Baths: **0**  
 Smart Home App/Pwd: **No**

SqFt: **2,464 / Appraiser** Appraiser Name:  
 # Gar Spaces: **2** Cvrdr Park: **2** Hdcp Am: **No**  
 # Carprt Spcs: **0** Garage Size: **20 x 20** Yr Built: **1979 / Preowned**  
 Acres: **0.302** Lot Dimen: Will Subdiv: **No**  
 HOA: **None** HOA Dues:  
 HOA Co: HOA Co.Phone:  
 Accessory Unit: Accessory Unit Type:

Recent: **01/25/2020 : Sold : P->S**

School Dist: **Duncanville ISD**  
 Elementary School: **Bilhartz** Middle School: **Byrd Hardin** High School: **Duncanville**  
 Primary School: Junior High School:

Master Bedroom: **0 x 0 / 2** Living Room: **0 x 0 / 1**  
 Living Room: **0 x 0 / 2**

Housing Type: **Single Detached** Fireplace Type: **Brick, See Through Fireplace, Wood Burning**  
 Style of House: **Traditional** Kitchen Equipment: **Built-in Microwave, Cooktop - Gas, Dishwasher, Disposal, Oven-Electric**  
 Lot Size/Acreage: **Less Than .5 Acre (not Zero)** Alarm/Security:  
 Lot Description: **Heavily Treed, Interior Lot, Landscaped, Subdivision** Flooring: **Carpet, Ceramic Tile, Wood**  
 Exterior Features: **Deck** Heating/Cooling: **Central Air-Elec, Central Heat-Gas**  
 Construction: **Brick** Green Features:  
 Foundation: **Slab** Green Certification:  
 Roof: **Composition** Handicap Amenities:  
 Type of Fence: **Wood** Proposed Financing: **Cash, Conventional, FHA, VA**  
 Parking/Garage: **Attached, Front, Garage Door Opener** Possession: **Closing/Funding**  
 Street/Utilities: **City Water, Septic** Showing: **Appointment Service**  
 Interior Features: **Bay Windows, Cable TV Available, Decorative Lighting, High Speed Internet Available, Vaulted Ceilings, Wet Bar**

Restrictions: Easements:  
 Property Description: **Come and fall in love with one of the most unique homes in the Duncanville area. This beautiful and well maintained 3-2-2 home has so much charm and character! Sitting on .30 acres, you will have plenty of space out back or you can enjoy the deck in the front. Open concept with plenty of natural light and lots of updates. Huge master bedroom. Garage has heating and air. Must see in person to capture all the details this home has to offer!**

Excludes: **All curtains**  
 Public Driving: **From Cedar Ridge going north, make a right onto Jellison and a left onto Georgeland. Property will be on the left.**  
 Directions:  
 Private Remarks:

SUB: **0%** BAC: **3%** Var: **No** List Type: **Exclusive Right to Sell/Lease** CDOM: **38** DOM: **38** LD: **11/07/2019** XD:  
 LO: **TXLG01 Brawn Sterling Real Estate (214) 680-4566** Fax: **(972) 692-5770** Off Website:  
 LO Addr: **200 S. 14Th Ste 100 Midlothian, TX 76065** Office Email: Brk Lic#: **9005702**  
 LA: **0479553 Viana Lozano (214) 228-1864** Fax: Off Supervisor: **Erica Texada**  
 LA Cell: **(214) 228-1864** LA Other: **(214) 228-1864** Off Supervisor License#: **586903**  
 LA Email: **vianasellsdfw@gmail.com** LA Website: Off Supervisor Phone#: **586903**  
 LA 2:  
 Pref Title Co: Location:

Call: **ShowingTime-CSS** Appt: **817-858-0055** Owner Name: **Lane**  
 Keybox #: **33423725** Keybox Type: **Blue iBox** Seller Type: **Individual(s)**  
 Show Instr: Occupancy: **Owner**  
 Surveillance Devices Present: **None**  
 Consent for Visitors to Record: **Audio, Video**

Contract Date: **01/07/2020** Opt Exp Date: **01/14/2020** Sold Date: **01/24/2020** Slr Paid: **\$3,000** Sld\$/Acre: **\$807,947** SP: **\$244,000**  
 SO: **CCRL01AR Texas Connect Realty, LLC (817) 522-1602** Sld\$/SqFt: **\$99.03**  
 SA: **0633215 Melva Rush (469) 235-8154** SA Email: **thebestrealtor@gmail.com**  
 SA 2:  
 Closing Title Co: **Allegiance Title- Dville** Mortgage Co:  
 Third Party AP: **Yes**  
 1st Fin: **FHA** Years: Loan 1 Amount: Int Rt:  
 2nd Fin: Years: Loan 2 Amount: 2nd Int Rt:



