



NEW	2 Beds	2/0 Baths	840 Sq Ft	2020 Built
------------	------------------	---------------------	---------------------	----------------------

Single ResidentialMLS #: **1841572**Type: **Manufacturing**Style: **Manufactured Home - Single Wide**Garage Parking: **None/Not Applicable**

Subdivision (Common Name):

MARAVILLAS SUBDIVISION

Subdivision (Legal Name):

MARAVILLAS SUBDIVISIONList Date: **02/11/2025**List Price: **\$149,900**Days on Market: **3 / 3**Total Tax: **\$1,428**

Charming Country Home for Sale* This delightful two-bedroom, two-bathroom home, located between Poteet and Somerset TX, offers a serene escape from the city. Features include an open-concept living area with a breakfast bar for dining. Enjoy outdoor living on a spacious porch in a friendly neighborhood, perfect for families or those seeking tranquility. Conveniently close to local amenities, this property is an ideal blend of rustic charm and modern comfort. Don't miss your chance to make this peaceful retreat your own!

General

Instructions/Directions: **From Poteet take Hwy 16N, left on FM-476, then right on FM 476, left on Rocky Ridge Dr, left on Acorn Hollow, home is on left**

Area: **2303**

Mapsco Grid:

Block: **1**Lot: **6**Legal: **IMP ONLY-14X60 MH #NTA1953113 LOC ON 209988 MARAVILLAS WEST**County: **Atascosa**Subdivision (Common Name): **MARAVILLAS SUBDIVISION**Subdivision (Legal Name): **MARAVILLAS SUBDIVISION**

Home Faces:

Recent Rehab:

Construction: **Pre-Owned**

New Constr. Est. Completion:

Builder Name: **CMH**Neighborhood Amenities: **None**Accessible/Adaptive Home: **No**Accessible/Adaptive Details: **N**

Miscellaneous:

Senior Community:

Green Certification:

Green Features:

Energy Efficiency:

SchoolSchool District: **Poteet Isd**Elementary School: **Poteet**Middle School: **Poteet**High School: **Poteet****Exterior Features**# of Stories: **1**Exterior: **Siding, Cement Fiber**Roof: **Composition**Foundation: **Pier & Beam**Garage Parking: **None/Not Applicable**

Additional/Other Parking:

Pool/Spa: **None**

Exterior Features:

Lot Size (Acres): **0.51**

Lot Description:

Lot Dimensions:

Lot Improvements:

Other Structures:

Interior FeaturesInterior: **One Living Area, Breakfast Bar**Inclusions: **Ceiling Fans, Washer Connection, Dryer Connection**Floor: **Linoleum**

of Fireplaces:

Fireplace: **Not Applicable****Room Details**Living Room: **(12x13) Main Level**Dining Room: **(9x7) Main Level**Kitchen: **(13x8) Main Level**Primary Bedroom: **(13x12) Main Level**Primary Bath: **(5x9) Main Level**Bedroom 2: **(11x12) Main Level**

Window Coverings: **All Remain**
Primary Bedroom: **Split, Ceiling Fan, Full Bath**
Primary Bath: **Tub/Shower Combo**

Tax/HOA

CAN#: **0324201000000601**
Certified Tax Year: **2024**
Total Tax (Without Exemptions): **\$1,428**
Taxed by Multiple Counties: **No**
HOA: **None**
Multiple HOA: **N**
(.)

Utilities

Air Conditioning: **One Central**
Heating: **Central**
Heating Fuel: **Electric**
Water/Sewer: **Septic, Co-op Water**
Utility Suppliers: **Electric: Karnes EC**

Listing Info

List Office: **BRAVA Realty - BRCL00 - (830) 660-7954**
- brava.realtor@gmail.com
Days on Market: **3**
Currently Being Leased:
Lease Expiration Date:
Occupancy: **Vacant**
Owner LREA/LREB: **No**
Proposed Terms: **Conventional, FHA, VA, Cash**
Possession: **Closing/Funding**
Contingent Info:
Contract Date:
Closing Date:
Sold Price:
Price per SqFt: **\$178.45**

Office/Sales

Agent Remarks: Lender owned property (no disclosures required). Please see supplements for offer instructions. Utilities will be turned on after accepted contract, 14-day option required to have utilities turned on for inspections/appraisal. Call Co-Listing agent Darla Wallace with all questions 830-433-0610

Agent: **Natalie Land, GRI,PSA - 621768 - (830) 660-7954 - brava.realtor@gmail.com; natalie.land.mkt@gmail.com**
List Office: **BRAVA Realty - BRCL00 - (830) 660-7954 - brava.realtor@gmail.com**

Sell Concess: **Yes**

Concessions in the MLS are negotiable between the buyer and seller, without conditions tied to payment to a cooperating buyer broker. Listed amounts are non-binding, with the seller solely deciding the contribution towards the buyer's expenses during negotiations

Sub Agency Allowed?: **No**

Broker Website:

Contract: **Exclusive Right to Sell**

The compensation and bonus fields have been removed in accordance to the NAR Settlement, which requires compensation information to be excluded in the MLS.

List Date: **02/11/2025**

Expiration Date: **08/11/2025**

Owner: **21st Mortgage**

Owner LREA/LREB: **No**

Preferred Title Company: **Five Star Title**

Phone to Show: **210-222-2222**

Showing Contact: **Agent**

Lockbox Type: **Combo**

How Sold:

Contingent Info:

Source SQFT Acre:

Sale Terms 2nd:

Amt Paid by Seller - Repair/Improv:

Amt Paid by Seller - Finance-Related:

Amt Paid by Seller - Buyer's Broker Costs:

Amt Paid by Seller - Closing Costs:

Ttl Amt Paid by Seller Towards Closing Costs:

Sold Price per SQFT:

Sold SQFT/Acre:

Sell Points:

Selling Agent 1:

Selling Office 1:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.
Copyright 2025 by SAN ANTONIO BOARD OF REALTORS



The Federal Fair Housing refers to Title VIII of the Civil Rights Act of 1968. This Act, in addition to the Texas Fair Housing Act, protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on Race, Color, National Origin, Religion, Sex, Familial Status or Disability.

Prepared By: Natalie Land, GRI,PSA | BRAVA Realty | 02/14/2025 09:36 AM