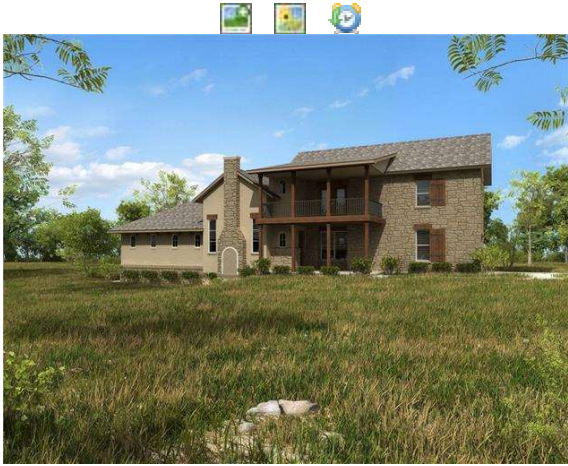


## Residential Customer Full w/photos



ML#:	<b>3520213</b>	Area:	<b>HW</b>	Status:	<b>A/RES</b>
Address:	<b>625B Las Colinas DR</b>	List Price:	<b>\$515,000</b>	County:	<b>Hays</b>
City:	<b>Wimberley, TX, 78676</b>	Map:	<b>694 Y</b>		
PID:	<b>1196-9000-0001-4008</b>				
Subdiv:	<b>Wimberley Hills Sec 2</b>				
Legal:	<b>WIMBERLEY HILLS SEC 2 LOT 21</b>				
ISD:	<b>Wimberley ISD</b>				
Elem A:	<b>Jacobs WellScudder</b>	Elem B:			
Mid/Int:	<b>Danforth</b>	Jr HS:			
9/HS:	<b>N/A</b>	Sr HS:	<b>Wimberley</b>		
Type:	<b>House/Fee-Simple</b>	SqFt:	<b>2,706/Builder</b>		
Beds:	<b>4</b>	M/O Bds:	<b>2/2</b>	\$/SqFt:	<b>\$190.32</b>
Baths:	<b>3</b>	F/H Bths:	<b>2/1</b>	Yr Built:	<b>2018/To Be Built</b>
Stories:	<b>2</b>	Living:	<b>1</b>	Dining:	<b>1/Dining L</b>
Acres:	<b>1.20</b>	Land SQ:		Lot Size:	
Pool:	<b>No</b>	Spa:	<b>No</b>	Sprinkler:	<b>No</b>

### General Information

Garage:	<b>2</b>		
Lot Desc:	<b>Level, Private Road</b>		
Roof:	<b>Composition Shingle</b>	Bldr Nm:	<b>Three Oaks Homes, LLC</b>
Construct:	<b>3 Side Masonry, HardiPlank Type</b>	Foundation:	<b>Slab</b>
Mstr Main:	<b>Yes</b>	Faces:	
Flooring:	<b>Carpet, Tile - Hard, Wood</b>	FEMA:	<b>No</b>
Master:	<b>Double Vanity, Garden Tub, Separate Shower, Walk-In Closet, Walk-in Shower</b>	Fireplace:	<b>1/Great Room</b>
Kitchen:	<b>Center Island, Granite/Marble Counters, Silestone Counters, Walk-in Pantry</b>		
Appl/Equip:	<b>Cook Top Gas, Dishwasher, Disposal, Energy Star Appliances, Microwave Oven, Range-Free Standing, Self Cleaning Oven, Stainless Steel, Water Heater Tankless</b>		
Interior:	<b>Ceiling-Beam, Ceiling-Coffered, Ceiling-High, Low/No VOC, Smoke Detector, Walk-In Closet</b>		
View:	<b>Fields, Hill Country</b>	Fence:	<b>No Fence</b>
Exterior:	<b>Patio-Covered, Porch-Open, Sidewalk</b>		
Amenities:	<b>Golf Course Public, High Speed Internet Access, Walk/Bike/Hike/Jog Trail(s)</b>		

### Utility Information

Heat:	<b>Central Heat</b>	Sewer:	<b>Septic Needed</b>
A/C:	<b>Central Air</b>	Water:	<b>Private Water Co</b>
Utilities:	<b>Above Ground</b>		

### Financial Information

HOA Nm:	<b>Wimberley Hills HOA</b>	HOA Fee:	<b>\$300/Mandatory/Annually</b>
Fee Incls:	<b>Common Area Maintenance, See Agent</b>		
Est Tax:	<b>\$500</b>	Act Tax:	
		Tax Year:	<b>2017</b>
		Tax Rate:	<b>1.8408</b>

### Property Information

Directions: **From Wimberley Square: RR12S; Turn right onto Wimberley Hills; Turn left on Las Colinas; Turn left on Las Colinas (before you get to end of cul-desac); Look for "Three Oaks Homes" sign on the right.**

Remarks: **THREE OAKS HOMES - TO BE BUILT!! Groundbreaking scheduled for late Spring 2018. Plenty of time to choose your own plan or customize ours. Three Oaks Homes has been building their reputation as Wimberley's Home Builder since 2008! There are few opportunities for new construction in desirable Wimberley Hills. Close to the quaint/quirky Wimberley Square, convenient to shopping, great schools, and a wonderful neighborhood. Contact us today for more information on this opportunity! Wimberley Water!**

