

# Residential Detail



SubType	Beds	Baths	Price	MLS number
Lk J'vl	3	3.5	249,980	4616

Legal	Lot 60, Shoreline East, Lake Jacksonville		
Status	Active	Recent Change	Price Change
Exterior	Cedar	I.S.D.	J'ville
LotSqFt	15,750	Acreage	0.36
LandDim	Rectangular	County	Cherokee
Tax/SCE	\$4,743.51 ('08), AD	Exemptions	H--homestead
City	Jacksonville	Year Built	1998
Zip	75766	State	TX
X Street	Byrd Road	Zone	Deed Restrictions
StndtFtr	Great lake view; young home with boathouse.		

2480	Lake Park Lane
RoadTyp	CR
Avl/Pos	Subdiv Shoreline Eas
ten days after closing	

**NarrtveDscrptn**  
 Great rustic contemporary home with like-new two-slip boathouse with game room above, large deck and awesome lake views and great access to the lake and to town. Upgraded kitchen, master bath w/ separate tub/shower, large walkin closet.

**Directions:** Take College avenue and continue as it turns into Byrd Road. Byrd to inter-section with Lake Park Lane. Home straight ahead. Look for sign.

H/C SqFt	2,020.0	FamRoom	20' x 15'	Water	Lake	Pool	No
Style	Contemp	Den	No	Range	Yes	SecSys	No
Stories	1	GameRoom	28' x 20'	StoveTop	No	LawnSprink	Yes
Floors	Crpt, Cermc	Office	7' x 4'	Oven(s)	No	PropTank	No
Interior	Sheetrock	Study	No	HoodVent	Yes	Intercom	No
Foundation	Slab	Loft	No	DW	Yes	Grill	No
Roof	Standing Seam	Laundry	10' x 8'	Disposal	No	HOAssoc	No
Windows	Metal, Double P	Breakfast	----	Washer	No	Dues	0
#Rooms	10	DR	8' x 8'	Dryer	No	DuesPer	N/A
MasterBR	19' x 17'	FormalLR	No	Compactor	No	WaterSup	J'ville
BR#2	18' x 14'	OtherRm	----	IceMaker	No	AvgWater	42
BR#3	18' x 12'	OtherRm	----	Microwave	No	Sewer	Municipal
BR#4	----	OtherRm	----	#CeilFans	7	ElecCo	TXU
BR#5	----	OtherRm	----	#WBFP(s)	0	AvgElect	220
BR#6	----	OpenPatio	No	#FPIInsert	0	GasCo	None
MasterBA	14' x 14'	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	8' x 8'	Porch	28' x 8'	Refrigr	No	PhoneCo	Verizon
Bath#3	8' x 8'	Deck(s)	No	WatSoft	No	CableCo	SuddenLink
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Municipal
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	6' x 4'	Shop	No	AtticFan	No	Builder	Wimmer
HalfBA#2	----	StorBldg	No	Antenna	No	RoadSurf	Asphalt
CarStorage	2, Att	Fencing	None	Satellite	No	ADA Acc	No
DoorOprn	Yes	OthrStruc	20' x 8' Balcon	CentVac	No	Minerals	None
Basement	No	Terrain	Sloped	Jacuzzi	2	Vegetation	Lawn
Attic	Two	Views	Lake	HotTub	No	DeedRestr	Yes
		Kitchen	15' x 12'				

	LISTING AGENT		Phone
Office	Cherokee Real Es	CREC	903-589-1180
Agent	Seamands, O.H.	seamands	903-541-0737
CoAgent			

	SELLING AGENT		Phone
Office			
Agent			
CoAgent			

Disclosure	Plat	ADAAct#	AssessedVal	SellerIncentv	TenantName
Yes	Yes	530597079	232,050	No	None
Amount	Lender	Rate	P + I	Assume?	YrRem
Loan 1					Yes
Loan 2					No

Owner	Jason & Leigh Ann Kuchera		
SBC	3%	Brinc	No
MajorIssues	None Known		
OwnrPh#	903-780-8618	TenntPh#	
OnMktDate	01/19/09	Expire Date	07/18/10
OffMktDate		HowSold	
EnteredBy	crec	BrokerID	CREC

HowToShow	Call for lockbox combo.		
OwnrFinc	No	OrigPrice	379,000
Down		DateSold	
Rate		Sale Price	
ChangeDate	01/15/10	UpdateDate	09/18/09
Terms		DOM	361
CoopOffrd	Subagency & Buyer Agency		Lsd? No