

## AGENT HANDOUT



<b>MLS #:</b> 97790	<b>Status:</b> ACTIVE	<b>Price:</b> \$225,000
<b>Address:</b> 203 Shenandoah Trail		
<b>City:</b> Warner Robins	<b>Zip:</b> 31088	
<b>County:</b> Houston County	<b>Type:</b> Single Family Detached	
<b>Subdvn:</b> SOUTH OAKS	<b>Appx Age:</b> 16	<b>Yr Built:</b> 1994
<b>Area:</b> Watson Blvd. South to 96	<b>Grg/Cpt Capacity:</b> 2	
<b>Class:</b> RESIDENTIAL	<b>Elementary School:</b> Russell	
<b># Bedrooms:</b> 5	<b>Middle School:</b> Huntington	
<b>Full Baths:</b> 3	<b>High School:</b> Warner Robins	
<b>Half Baths:</b> 1	<b>Pool:</b>	<b>Level:</b> Tri-Level
<b>Total Apx Finished SqFt:</b> 3650	<b>\$/Finished SqFt:</b> 61.64	
<b>Approx Acreage:</b>	<b>DOM:</b> 5	
<b>Lot Size/Dimensions:</b>		
<b>New Loan Type:</b> Conventional, FHA, VA		

LA: Richard Tritt

LO: PRESTIGE REALTY - (478) 953-5997

Co-LA:

Co-LO:

Virtual Tour

09/05/2010 08:21 PM



LO Code: PREST

## GENERAL INFO

Above Grade Finished SqFt	<b>3650</b>	# of Living Areas	<b>8</b>	Kitchen
Below Grade Finished SqFt	<b>0</b>	# of Dining Areas	<b>1</b>	Laundry Room
Below Grade Unfinished SF		Total # of Rooms		Master Bedroom on MainFlr <b>Yes</b>
SqFt Source	<b>List Agent</b>	Split Bedroom Plans	<b>Yes</b>	Master Bedroom
Construction Status	<b>ReSale</b>	Foyer		Bedroom 2
Estimated Compl Date		Living Room		Bedroom 3
Lease Purchase		Great Room		Bedroom 4
City Taxes Payable To	<b>Warner Robins</b>	Den/Family Room		Bedroom 5
SEWER	<b>City/County</b>	Dining Room		Other Room 1
WATER	<b>City/County</b>	Dining Room Type	<b>Separate</b>	Other Room 2
# of Fireplaces	<b>2</b>	Breakfast Area		Secondary Suite Y/N

## FEATURES

OTHER ROOM DESCRIPTION	<b>Game Room</b>	EXTERIOR CONSTRUCTION	<b>Siding, Brick Partial</b>
KITCHEN APPLIANCES	<b>Electric Range, Disposal, Dishwasher, Microwave</b>	SUBSTRUCTURE	<b>Slab</b>
FLOOR COVERING	<b>Carpet, Vinyl, Hardwood</b>	GARAGE/CARPORT	<b>Garage</b>
HEAT	<b>Central Electric</b>	EXTRAS	<b>Deck, Patio, Spa/Hot Tub, Jetted Tub, Underground Utilities, Ceiling Fans</b>
AIR CONDITIONING	<b>Central Electric</b>		

## LEGAL

Land Lot	<b>223</b>	Block		Plat Book		DB Page		ApxBal
District	<b>10</b>	Phase		PB Page		Assume	<b>No</b>	PITI\$
Lot #	<b>37</b>	Section		Deed Book		IntRate%		Tax ID

## DIRECTIONS

**Take Russell Pkwy to Moody Rd. Turn right onto Feagin Mill Rd. Turn right onto S. Oaks Lane. Turn left onto Shenandoah Trail. Turn right to stay on Shenandoah Trail. The house will be on your right.**

## SHOWING INFO

TO SHOW	<b>Call Listing Office/Agent</b>	Occupancy	<b>Tenant</b>	Owner 1
KEY	<b>Listing Office</b>	COOP	<b>2.5</b>	Owner 1 Phone 1
Agency	<b>Exclusive Right of Sale</b>	REO Y/N	No	Owner 1 Phone 2

## REMARKS

**If house sell as is the selling price is \$210,000. Separate living quarters. Family room with wet bar. 2 level deck and patio.**

## AGENT REMARKS

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## SOLD INFO

Contract Date	Selling Agent 1 - Agent Name and Phone	Latitude
Closing Date	Selling Office 1 - Office Name and Phone	Longitude
How Sold	Co-Selling Agent 2 - Agent Name and Phone	
Sold Price	Co-Selling Office 2 - Office Name and Phone	
Seller Concessions		

This information is deemed reliable, but not guaranteed.