



MLS: 5761709 Area: 5 Status: S/RES  
 Addrss: 1111 Estes Ave Unit#B List Price: \$294,500  
 City: Austin, TX, 78721 County: Travis  
 PID: 02072009110001 Map: 191 A8  
 Subdiv: Green Valley 02  
 Legal: LOT 15 BLK 7 GREEN VALLEY NO 2  
 ISD: Austin ISD  
 Elem A: Ortega Elem B: Ortega  
 Mid/Int: Martin Jr HS: N/A  
 9/HS: N/A Sr HS: Eastside Memorial  
 Type: Condo/Fee-Simple SQFT: 1,393/Builder  
 Beds: 2 M/O Bd: /2 \$/SF: \$211.41  
 Baths: 3 F/H Bth: 2/1 Yr Built: 2015/New  
 Living: 1 Stories: 2 Dining: 1/Kit/Din Combo,  
 Liv/Din Combo  
 Acres: 0.179 Lnd SQ: Lot Size:  
 Pool: No Spa:

#### General Information

Garage: 1/Attached, Door-Single  
 Disability: No  
 Lot Desc:  
 Roof: Composition Shingle Faces: FEMA: No  
 Construct: HardiPlank Type Bldr Nm: Paradisa Homes Foundtion: Slab  
 Mstr Main: No /2 Closets, Walk-in Shower  
 Flooring: Carpet, Concrete, Tile - Hard Fireplaces:  
 Rooms: Bedroom/Office, Family, Living/Den, Office/Study, Utility  
 Kitchen: Breakfast Area, Center Island, Corian Type Counters, Open to Family Room, Silestone Counters  
 App/Equip: Convection Oven, Dishwasher, Disposal, Energy Star Appliances, Exhaust Fan Vented, Microwave  
 Oven, Range-Free Standing, Water Heater Gas, Water Heater Tankless  
 Interior: Ceiling-High, Fire Alarm System, French Doors, Lighting Recessed, Smoke Detector  
 View: No View  
 Exterior: Gutters Full, Patio-Covered, Private BackYard  
 Sale Restrict:None Fore/REO: No

#### Utility Information

Heat: Central Heat Sewer: City at Street  
 A/C: Central Air Water: City  
 Utilities: Electricity on Property, Natural Gas Available

#### Financial Information

HOA Name: 1111 Estes Hoa Est Tax: \$3,251 Tax Year: 2014  
 HOA Fee: \$40/Mandatory/Monthly Act Tax: Tax Rate: 2.3798  
 Exempt: None Possess: Closing  
 Financing: Cash, Conventional, FHA, VA Pref Title:

#### Showing Information

Show: Go Access: Key in Lockbox  
 Lockbox: Lockbox/Door-Front Security: Sign:  
 Directions: Sara to Estes

Ag Remarks: Contemporary design by Paradisa Homes. Wonderful home for entertaining with large gourmet kitchen open to living and dining. Custom maple wood cabinets covered by Silestone countertops. Master Suite includes two large closets, massive walk-in shower with frameless glass enclosure. Wonderfully professionally landscaped private yard with covered patio, ideal for entertaining. Energy efficient HVAC, Low-E windows and tankless water heater.

#### Office Information

List Agent: [625272/Thomas Brown](mailto:625272@theagencyaustin.com) Ag Phone: (512) 619-6559 Ag Fax: (888) 600-6347  
 List Office: [8086/The Agency Austin Inc](http://8086.theagencyaustin.com) Off Phone: (512) 619-6559 Sub Ag:  
 List Ag 2: LA 2 Phone: Buy Ag: 3%  
 Own Name: Visio R2 I LP Bonus:  
 Occupant: Vacant List Date: 11/18/2015  
 Ag Email: [thomas@theagencyaustin.com](mailto:thomas@theagencyaustin.com) ADOM: 148 Exp Date:  
 Intrmdry: VarComm: CDOM: 148 OLP: \$299,000  
 BA: [661268/Brandon Foskey](mailto:661268@theagencyaustin.com) SSQFT: \$208.18 Sold Price: \$290,000  
 BO: [8086/The Agency Austin Inc](http://8086.theagencyaustin.com) BCCST: Sold Date: 04/22/2016  
 Terms: Cash SD Cond: Excellent Pend Date: 04/14/2016  
 Repairs:



MLS: 6565145 Area: 5 Status: S/RES  
 Addrss: 1111 Estes Ave Unit#A List Price: \$319,000  
 City: Austin, TX, 78721 County: Travis  
 PID: 02072009110000 Map: 191 A8  
 Subdiv: Green Valley 02  
 Legal: LOT 15 BLK 7 GREEN VALLEY NO 2  
 ISD: Austin ISD  
 Elem A: Ortega Elem B: Ortega  
 Mid/Int: Martin Jr HS: N/A  
 9/HS: N/A Sr HS: Eastside Memorial  
 Type: House/Fee-Simple SQFT: 1,393/Builder  
 Beds: 2 M/O Bd: /2 \$/SF: \$229.00  
 Baths: 3 F/H Bth: 2/1 Yr Built: 2015/New  
 Living: 1 Stories: 2 Dining: 1/Kit/Din Combo,  
 Liv/Din Combo  
 Acres: 0.179 Lnd SQ: Lot Size:  
 Pool: No Spa: No

#### General Information

Garage: 1/Attached, Door-Single  
 Disability: No  
 Lot Desc:  
 Roof: Composition Shingle Faces:  
 Construct: HardiPlank Type Bldr Nm: Paradisa Homes  
 Mstr Main: No /2 Closets, Walk-in Shower  
 Flooring: Carpet, Concrete, Tile - Hard Fireplaces:  
 Rooms: Bedroom/Office, Family, Living/Den, Office/Study, Utility  
 Kitchen: Breakfast Area, Center Island, Open to Family Room, Corian Type Counters, Silestone Counters  
 App/Equip: Convection Oven, Disposal, Dishwasher, Energy Star Appliances, Water Heater Gas, Microwave Oven,  
 Range-Free Standing, Water Heater Tankless  
 Interior: Ceiling-High, Fire Alarm System, French Doors, Lighting Recessed, Smoke Detector  
 View: No View  
 Exterior: Gutters Full, Patio-Covered, Private BackYard  
 Sale Restrict:None Fore/REO: No

#### Utility Information

Heat: Central Heat Sewer: City at Street  
 A/C: Central Air Water: City  
 Utilities: Electricity Available, Natural Gas Available

#### Financial Information

HOA Name: 1111 estes hoa Est Tax: \$2,394 Tax Year: 2014  
 HOA Fee: \$50/Mandatory/Monthly Act Tax: \$2,089 Tax Rate: 2.3798  
 Exempt: None Possess:  
 Financing: Cash, Conventional, FHA, VA Pref Title:

#### Showing Information

Show: Go Access: Key in Lockbox  
 Lockbox: Lockbox/Door-Front Security:  
 Directions: sara to estes Sign:

Ag Remarks: Key for both units in Suora. Contemporary design by Paradisa Homes. Wonderful home for entertaining with large gourmet kitchen open to living and dining. Custom maple wood cabinets covered by silestone countertops. Master suite includes two large closets, massive walk-in shower with frameless glass enclosure. Wonderfully professionally landscaped private yard with covered patio, ideal for entertaining. Energy efficient hvac, low-e windows and tankless water heater.

#### Office Information

List Agent: [625272/Thomas J Brown](mailto:625272@theagencyaustin.com) Ag Phone: (512) 619-6559 Ag Fax: (888) 600-6347  
 List Office: [8086/The Agency Austin Inc](http://www.theagencyaustin.com) Off Phone: (512) 619-6559 Sub Ag:  
 List Ag 2: LA 2 Phone: Buy Ag: 3%  
 Own Name: Visio R-2 I Lp Bonus:  
 Occupant: Vacant List Date: 07/17/2015  
 Ag Email: [thomas@theagencyaustin.com](mailto:thomas@theagencyaustin.com) ADOM: 109 Exp Date:  
 Intrmdry: VarComm: CDOM: 109 OLP: \$329,900  
 BA: [NONMBR/Non Member](#) SSQFT: \$214.64 Sold Price: \$299,000  
 BO: [NONMBR/Non Member](#) BCCST: Sold Date: 01/27/2016  
 Terms: Conventional SD Cond: Excellent Pend Date: 11/03/2015  
 Repairs:



MLS: 5549087 Area: 5 Status: S/RES  
 Addrss: 1116 Saucedo ST List Price: \$335,000  
 City: Austin, TX, 78721 County: Travis  
 PID: 02061805210000 Map: 210 F1  
 Subdiv: Springdale Add  
 Legal: 1116 Saucedo Street Condmnms, Unit B  
 ISD: Austin ISD  
 Elem A: Govalle Elem B: Govalle  
 Mid/Int: Martin Jr HS: N/A  
 9/HS: N/A Sr HS: Eastside Memorial  
 Type: House/Fee-Simple SQFT: 1,100/Builder  
 Beds: 2 M/O Bd: 2 \$/SF: \$304.55  
 Baths: 2 F/H Bth: 2/0 Yr Built: 2016/New  
 Living: 2 Stories: 1 Dining: 1/Liv/Din Combo  
 Acres: Lnd SQ: 4,608 Lot Size:  
 Pool: No Spa:

#### General Information

Garage: No  
 Disability: No  
 Lot Desc: See Agent  
 Roof: Metal  
 Construct: All Sides Masonry  
 Mstr Main: Yes /2 Closets, Full Bath, Separate Shower, Walk-in Shower  
 Flooring: Wood  
 Rooms: Bedroom/Office, Office/Study  
 Kitchen: Galley Type, Granite/Marble Counters  
 App/Equip: Built-In Oven(s), Cook Top Gas, Dishwasher, Disposal, Energy Star Appliances, Exhaust Fan Vented, Microwave Oven, Range-Free Standing, Water Heater Tankless  
 Interior: Ceiling-High, Indoor Utilities, Smoke Detector, Wired For Security, Wired for Stereo  
 View: No View  
 Exterior: Deck  
 Sale Restrict:None  
 FEMA: No  
 Foundation: Slab  
 Bldr Nm: PERFORMANCE BUILDER  
 Fireplaces:

#### Utility Information

Heat: Central Heat  
 A/C: Central Air  
 Utilities: Electricity on Property, Natural Gas Available  
 Sewer: City on Property  
 Water: City

#### Financial Information

HOA Name: 1116 Saucedo St COA  
 HOA Fee:  
 Exempt: None  
 Financing: Cash, Conventional, Texas Vet, VA  
 Est Tax: \$1,894  
 Act Tax: \$1,894  
 Tax Year: 2015  
 Tax Rate: 2.2961  
 Possess: Closing, Funding  
 Pref Title: Gracy Title

#### Showing Information

Show: Appt w/ Agent  
 Lockbox: Lockbox/See Agent  
 Directions: From I-35/E 7th: Go East on E 7th, Left on Springdale Rd, cross Airport Blvd, Right on Alf, Right on Saucedo. From I-35/Airport: Go South on Airport, Left on Springdale Rd, Right on Alf, Right on Saucedo  
 Access: Alarm on Premises  
 Security: Sign:

Ag Remarks: ANOTHER BEAUTIFUL CUSTOM HOME BY PERFORMANCE BUILDER! 2 bdrm, 2 bath + Large studio w/ separate entrance. FEATURES: High Ceilings, High End Fans & Fixtures, Built-in Oven, Custom Cabinets w/ lots of storage, drawers w/ dampers, Granite Counters, Wood flring throughout, Foam Insulation, Car Port, Large wood deck, Large Trees, etc. \*Detached 2nd unit of Condo Regime\* HOA has no common insurance, separately metered utilities (therefore, zero HOA dues), individual street addresses. MULTIPLE OFFERS!

#### Office Information

List Agent: [501352/Marina Lawson](mailto:501352/Marina%20Lawson)  
 List Office: [4949/Lord & Lawson Realty, LLC](mailto:4949/Lord%20&%20Lawson%20Realty,%20LLC)  
 List Ag 2:  
 Own Name: Performance Builders LLC  
 Occupant: Vacant  
 Ag Email: [marina\\_lawson@sbcglobal.net](mailto:marina_lawson@sbcglobal.net)  
 Intrmdry: No VarComm:  
 BA: [565033/Andrew Vallejo](mailto:565033/Andrew%20Vallejo)  
 BO: [5813/Redfin Corporation](mailto:5813/Redfin%20Corporation)  
 Terms: Conventional  
 Ag Phone: (512) 698-2837  
 Off Phone: (512) 698-2837  
 LA 2 Phone:  
 Ag Fax: (512) 233-1782  
 Sub Ag: %  
 Buy Ag: 3%  
 Bonus:  
 List Date: 04/03/2016  
 Exp Date:  
 OLP: \$335,000  
 Sold Price: \$345,000  
 Sold Date: 05/06/2016  
 Pend Date: 04/06/2016  
 ADOM: 3  
 CDOM: 3  
 SSQFT: \$313.64  
 BCCST:  
 SD Cond: Excellent  
 Repairs:



MLS: 8516072 Area: 5 Status: S/RES  
Addrss: 3713 Munson ST List Price: \$369,900  
City: Austin, TX, 78721 County: Travis  
PID: 02071702230000 Map: 0  
Subdiv: Springdale  
Legal: LOT 6 SPRINGDALE SUBD  
ISD: Austin ISD  
Elem A: Govalle Elem B: N/A  
Mid/Int: Martin Jr HS: N/A  
9/HS: N/A Sr HS: Eastside Memorial  
Type: House/Fee-Simple SQFT: 1,699/Builder  
Beds: 3 M/O Bd: 1/2 \$/SF: \$217.72  
Baths: 3 F/H Bth: 2/1 Yr Built: 2015/New  
Living: 1 Stories: 2 Dining: 1/Kit/Din Combo,  
Liv/Din Combo  
Acres: 0.082 Lnd SQ: Lot Size:  
Pool: No Spa: No

#### General Information

Garage:  
Disability: No  
Lot Desc: Level FEMA: See Agent  
Roof: Composition Shingle Faces: Foundation: Slab  
Construct: Frame, HardiPlank Type Bldr Nm: Mx3 Homes  
Mstr Main: Yes /Double Vanity, Separate Shower  
Flooring: Carpet, Concrete, Tile - Hard, Wood Fireplaces:  
Rooms: Living/Den  
Kitchen: Breakfast Bar, Center Island, Silestone Counters, Walk-in Pantry  
App/Equip: Dishwasher, Disposal, Energy Star Appliances, Exhaust Fan Vented, Microwave Oven, Water Heater  
Gas  
Interior: Indoor Utilities, Lighting Recessed, Smoke Detector, Walk-In Closet, Wired For Security  
View: No View  
Exterior: Patio-Covered  
Sale Restrict:None Fore/REO: No

#### Utility Information

Heat: Central Heat, Natural Gas Sewer: City at Street  
A/C: Central Air Water: City  
Utilities: Electricity on Property, Natural Gas Available, Phone Available

#### Financial Information

HOA Name: Est Tax: \$982 Tax Year: 2015  
HOA Fee: Act Tax: Tax Rate: 2.3798  
Exempt: Homestead Possess: Closing  
Financing: Cash, Conventional, FHA, Lender Approval, VA Pref Title: Independence

#### Showing Information

Show: Go, See Agent Access: Key in Lockbox, See Remarks  
Lockbox: Lockbox/Gate Security: Sign: Yes  
Directions: From I-35N, East on 12th St., Right on Airport Blvd., Left on Springdale Rd., Left on Munson St., Home is on the Left.  
Ag Remarks: High-quality MX3 Home, situated in the sought-after East Austin. Walking/biking distance to the new Canopy Art Studios, Sa-Ten Coffee & Boggy Creek Greenbelt. Close to downtown, UT & Lady Bird Lake. Energy efficient features. 10-year multi-level warranty conveys. Modern touches, open floor plan. Beautiful stained concrete flooring throughout. Spacious kitchen w/ quartz counter tops, tiled back-splash, custom cabinetry, gas range, stainless steel appliances. 1st floor master w/ master bath & walk-in closet.

#### Office Information

List Agent: [569178/Sandra Bennett](mailto:569178@kellerwilliams.com) Ag Phone: Ag Fax: (512) 373-8900  
List Office: [4801/Austin City Living](http://www.kellerwilliams.com) Off Phone: (512) 323-9006 Sub Ag:  
List Ag 2: LA 2 Phone: Buy Ag: 3%  
Own Name: S & S Isdale LLC Bonus:  
Occupant: Vacant List Date: 01/15/2016  
Ag Email: [sales@mx3homes.com](mailto:sales@mx3homes.com) ADOM: 3 Exp Date:  
Intrmdry: No VarComm: No CDOM: 3 OLP: \$369,900  
BA: [603023/Alexander McCormick](http://www.kellerwilliams.com) SSQFT: \$217.72 Sold Price: \$369,900  
BO: [0991/Keller Williams Realty](http://www.kellerwilliams.com) BCCST: Sold Date: 02/25/2016  
Terms: Contract of Sale SD Cond: Excellent Pend Date: 01/18/2016  
Repairs:





MLS: 4374989 Area: 5 Status: S/RES  
 Addrss: 3723 Munson ST List Price: \$372,900  
 City: Austin, TX, 78721 County: Travis  
 PID: 02071702280000 Map: 0  
 Subdiv: Springdale  
 Legal: LOT 1 SPRINGDALE SUBD  
 ISD: Austin ISD  
 Elem A: Govalle Elem B: N/A  
 Mid/Int: Martin Jr HS: N/A  
 9/HS: N/A Sr HS: Eastside Memorial  
 Type: House/Fee-Simple SQFT: 1,674/Builder  
 Beds: 3 M/O Bd: /3 \$/SF: \$222.76  
 Baths: 3 F/H Bth: 2/1 Yr Built: 2015/Under  
 Construction  
 Living: 1 Stories: 2 Dining: 1/Liv/Din Combo  
 Acres: 0.070 Lnd SQ: Lot Size:  
 Pool: No Spa:

General Information

Garage:  
 Disability: No  
 Lot Desc: Level FEMA: Unknown  
 Roof: Composition Shingle Faces: Foundtion: Slab  
 Construct: Frame, HardiPlank Type Bldr Nm: MX3 Homes  
 Mstr Main: No /Double Vanity, Walk-In Closet, Walk-in Shower  
 Flooring: Carpet, Concrete, Tile - Hard, Wood Fireplaces:  
 Kitchen: Breakfast Area, Open to Family Room, Silestone Counters  
 App/Equip: Cook Top Gas, Dishwasher, Disposal, Microwave Oven, Range-Free Standing, Water Heater Tankless  
 Interior: Lighting Recessed, Smoke Detector, Walk-In Closet, Wired For Security  
 View: No View  
 Exterior: Patio-Covered  
 Sale Restrict:None Fore/REO: No

Utility Information

Heat: Central Heat, Natural Gas Sewer: City at Street  
 A/C: Central Air Water: City  
 Utilities: Electricity on Property, Natural Gas on Property, Phone on Property

Financial Information

HOA Name:  
 HOA Fee: Est Tax: \$5,101 Tax Year: 2015  
 Exempt: Homestead Act Tax: Tax Rate:  
 Financing: Cash, Conventional, VA Pref Title: Independence Title Possess: Closing, Funding

Showing Information

Show: Call First - Go Access: Key in Lockbox  
 Lockbox: Lockbox/Fence Security: Sign: Yes  
 Directions: From I-35N, East on 12th St., Right on Airport Blvd., Left on Springdale Rd., Left on Munson St., Home is on the Left.

Ag Remarks: High-quality home by MX3 Homes. Situated in the highly sought-after East Austin. Walking/biking distance to the new Canopy art studios, Sa-Ten Coffee, East Boggy Creek Greenbelt. Approximately 3 miles to downtown, UT, & Lady Bird Lake. 10-year multi-level warranty conveys. This home features modern touches throughout and an open floor plan ideal for entertaining. Spacious kitchen w/quartz counter tops, tiled back-splash, gas range & SS appliances. Private backyard. Energy-saving features & so much more.

Office Information

List Agent: [547129/Paul Smith](mailto:547129@Paul Smith) Ag Phone: (512) 228-8074 Ag Fax: (512) 394-5941  
 List Office: [6193/Twelve Rivers Realty](http://6193/Twelve Rivers Realty) Off Phone: (512) 588-1453 Sub Ag:  
 List Ag 2: LA 2 Phone: Buy Ag: 3%  
 Own Name: MX3 Homes, LLC Bonus:  
 Occupant: Vacant List Date: 11/02/2015  
 Ag Email: [paul@paulsellstx.com](mailto:paul@paulsellstx.com) ADOM: 8 Exp Date:  
 Intrmdry: Yes VarComm: No CDOM: 8 OLP: \$372,900  
 BA: [547129/Paul Smith](mailto:547129@Paul Smith) SSQFT: \$222.16 Sold Price: \$371,900  
 BO: [6193/Twelve Rivers Realty](http://6193/Twelve Rivers Realty) BCCST: Sold Date: 01/25/2016  
 Terms: Cash SD Cond: Excellent Pend Date: 11/10/2015  
 Repairs:



MLS: 6017273 Area: 5 Status: S/RES  
 Addrss: 3721 Munson ST List Price: \$374,900  
 City: Austin, TX, 78721 County: Travis  
 PID: 02071702270000 Map: 0  
 Subdiv: Springdale  
 Legal: LOT 2 SPRINGDALE SUBD  
 ISD: Austin ISD  
 Elem A: Govalle Elem B: N/A  
 Mid/Int: Martin Jr HS: N/A  
 9/HS: N/A Sr HS: Eastside Memorial  
 Type: House/Fee-Simple SQFT: 1,727/Builder  
 Beds: 3 M/O Bd: 1/2 \$/SF: \$217.08  
 Baths: 3 F/H Bth: 2/1 Yr Built: 2015/New  
 Living: 1 Stories: 2 Dining: 1/Breakfast Area,  
 Liv/Din Combo  
 Acres: 0.070 Lnd SQ: Lot Size:  
 Pool: No Spa:

#### General Information

Garage: /Attached  
 Disability: No  
 Lot Desc: Level FEMA: See Agent  
 Roof: Composition Shingle Faces: Foundation: Slab  
 Construct: Frame, HardiPlank Type Bldr Nm: Mx3 Homes  
 Mstr Main: Yes /Walk-In Closet  
 Flooring: Carpet, Concrete, Wood Fireplaces:  
 App/Equip: Dishwasher, Disposal, Energy Star Appliances, Exhaust Fan Vented, Microwave Oven, Water Heater  
 Gas, Water Heater Tankless  
 Interior: Smoke Detector, Walk-In Closet, Wired For Security  
 View: No View  
 Sale Restrict:None Fore/REO: No

#### Utility Information

Heat: Central Heat, Natural Gas Sewer: City at Street  
 A/C: Central Air Water: City  
 Utilities: Electricity on Property, Natural Gas on Property, Phone on Property

#### Financial Information

HOA Name: Est Tax: \$982 Tax Year: 2015  
 HOA Fee: Act Tax: Tax Rate: 2.3798  
 Exempt: Homestead Possess: Closing  
 Financing: Cash, Conventional, FHA, VA Pref Title: Independence Title

#### Showing Information

Show: Go, See Agent Access: Key in Lockbox, See Agent  
 Lockbox: Lockbox/Fence Security: Sign: Yes  
 Directions: From I-35N, East on 12th St., Right on Airport Blvd., Left on Springdale Rd., Left on Munson St., Home is on the Left.

Ag Remarks: Only two homes left! High-quality MX3 Home, situated in the sought-after East Austin. Walking/biking distance to the new Canopy Art Studios, Sa-Ten Coffee & Boggy Creek Greenbelt. Close to downtown. Energy efficient features. 10-year multi-level warranty conveys. Modern touches, open floor plan. Beautiful stained concrete flooring throughout. Spacious kitchen w/ quartz counter tops, tiled back-splash, custom cabinetry, gas range, stainless steel appliances. 1st floor master w/ master bath & walk-in closet.

#### Office Information

List Agent: [569178/Sandra Bennett](mailto:569178/Sandra.Bennett) Ag Phone: (512) 663-5980 Ag Fax: (512) 373-8900  
 List Office: [4801/Austin City Living](http://4801/Austin.City.Living) Off Phone: (512) 323-9006 Sub Ag:  
 List Ag 2: LA 2 Phone: Buy Ag: 3%  
 Own Name: Mx3 Homes LLC Bonus:  
 Occupant: Vacant List Date: 01/18/2016  
 Ag Email: [sales@mx3homes.com](mailto:sales@mx3homes.com) ADOM: 8 Exp Date:  
 Intrmdry: VarComm: No CDOM: 8 OLP: \$374,900  
 BA: [584901/Kimberly McLaughlin](mailto:584901/Kimberly.McLaughlin) SSQFT: \$216.27 Sold Price: \$373,500  
 BO: [4801/Austin City Living](http://4801/Austin.City.Living) BCCST: Sold Date: 03/18/2016  
 Terms: Conventional SD Cond: Excellent Pend Date: 01/26/2016  
 Repairs:



MLS: 7542416 Area: 5 Status: S/RES  
 Addrss: 3717 Munson ST List Price: \$379,900  
 City: Austin, TX, 78721 County: Travis  
 PID: 02071702250000 Map: o o  
 Subdiv: Springdale  
 Legal: LOT 4 SPRINGDALE SUBD  
 ISD: Austin ISD  
 Elem A: Govalle Elem B: N/A  
 Mid/Int: Martin Jr HS: N/A  
 9/HS: N/A Sr HS: Eastside Memorial  
 Type: House/Fee-Simple SQFT: 1,735/Builder  
 Beds: 3 M/O Bd: /3 \$/SF: \$218.96  
 Baths: 3 F/H Bth: 2/1 Yr Built: 2015/New  
 Living: 1 Stories: 2 Dining: 1/Kit/Din Combo,  
 Liv/Din Combo  
 Acres: 0.070 Lnd SQ: Lot Size:  
 Pool: No Spa: No

#### General Information

Garage: 1/Attached, Entry-Rear, Entry-Swing-In  
 Disability: No  
 Lot Desc: Level FEMA: No  
 Roof: Composition Shingle Faces: Foundation: Slab  
 Construct: Frame, HardiPlank Type Bldr Nm: Mx3 Homes  
 Mstr Main: No /Separate Shower, Walk-In Closet  
 Flooring: Carpet, Concrete, Wood Fireplaces:  
 Rooms: Great, Storage  
 Kitchen: Breakfast Bar, Center Island, Silestone Counters, Walk-in Pantry  
 App/Equip: Dishwasher, Disposal, Energy Star Appliances, Exhaust Fan Vented, Microwave Oven, Range-Free  
 Standing, Water Heater Gas, Water Heater Tankless  
 Interior: Smoke Detector, Walk-In Closet, Wired For Security  
 View: No View  
 Exterior: Gutters Full  
 Sale Restrict:None Fore/REO: No

#### Utility Information

Heat: Central Heat Sewer: City at Street  
 A/C: Central Air Water: City  
 Utilities: Electricity on Property, Natural Gas on Property

#### Financial Information

HOA Name: Est Tax: \$947 Tax Year: 2015  
 HOA Fee: Act Tax: \$947 Tax Rate: 2.2961  
 Exempt: Homestead Possess:  
 Financing: Cash, Conventional, FHA, VA Pref Title:

#### Showing Information

Show: Go Access: Key in Lockbox  
 Lockbox: Lockbox/Door-Front Security: Sign: Yes  
 Directions: From I-35N, East on 12th St., Right on Airport Blvd., Left on Springdale Rd., Left on Munson St., Home is on the Left.

Ag Remarks: Last home left! High-quality MX3 Home, situated in the sought-after East Austin. Walking/biking distance to the new Canopy Art Studios, Sa-Ten Coffee & Boggy Creek Greenbelt. Close to downtown. Energy efficient features. 10-year multi-level warranty conveys. Modern touches, open floor plan. Beautiful stained concrete flooring throughout. Master w/ master bath & walk-in closet. Great neighborhood, ample parking and no HOA

#### Office Information

List Agent: [569178/Sandra Bennett](mailto:569178/Sandra.Bennett) Ag Phone: (512) 663-5980 Ag Fax: (512) 373-8900  
 List Office: [4801/Austin City Living](mailto:4801/Austin.City.Living) Off Phone: (512) 323-9006 Sub Ag:  
 List Ag 2: LA 2 Phone: Buy Ag: 3%  
 Own Name: S & S Isdale LLC Bonus:  
 Occupant: Vacant List Date: 01/27/2016  
 Ag Email: [sales@mx3homes.com](mailto:sales@mx3homes.com) ADOM: 4 Exp Date:  
 Intrmdry: No VarComm: No CDOM: 4 OLP: \$379,900  
 BA: [505311/Nancy Taute](mailto:505311/Nancy.Taute) SSOFT: \$221.9 Sold Price: \$385,000  
 BO: [062V/Carol Dochen, REALTORS](mailto:062V/Carol.Dochan.REALTORS) BCCST: Sold Date: 03/03/2016  
 Terms: Conventional SD Cond: Excellent Pend Date: 01/31/2016  
 Repairs:



MLS: 5761709 Area: 5 Status: S/RES  
 Address: 1111 Estes Ave Unit#B List Price: \$294,500  
 City: Austin, TX, 78721 County: Travis  
 PID: 02072009110001  
 Subdiv: Green Valley 02  
 Map: 191 A8  
 Legal: LOT 15 BLK 7 GREEN VALLEY NO 2  
 ISD: Austin ISD  
 Elem A: Ortega Elem B: Ortega  
 Mid/Int: Martin Jr HS: N/A  
 9/HS: N/A Sr HS: Eastside Memorial  
 Type: Condo/Fee-Simple SQFT: 1,393/Builder  
 Beds: 2 M/O Bds: /2 \$/SF: \$211.41  
 Baths: 3 F/H Bths: 2/1 Yr Built: 2015/New  
 Living: 1 Stories: 2 Dining: 1/Kit/Din Combo, Liv/Din Combo  
 Acres: 0.179 Land SQ: Lot Size:  
 Pool: No Spa:

#### General Information

Garage: 1/Attached, Door-Single  
 Disability: No  
 Roof: Composition Shingle Foundation: Slab  
 Construct: HardiPlank Type  
 Mstr Main: No Faces: FEMA: No Bldr Nm: Paradisa Homes  
 Flooring: Carpet, Concrete, Tile - Hard Fireplaces:  
 Master: 2 Closets, Walk-in Shower  
 Rooms: Bedroom/Office, Family, Living/Den, Office/Study, Utility  
 Kitchen: Breakfast Area, Center Island, Corian Type Counters, Open to Family Room, Silestone Counters  
 App/Equip: Convection Oven, Dishwasher, Disposal, Energy Star Appliances, Exhaust Fan Vented, Microwave Oven, Range-Free Standing, Water Heater Gas, Water Heater Tankless  
 Interior: Ceiling-High, Fire Alarm System, French Doors, Lighting Recessed, Smoke Detector  
 View: No View  
 Wtrfrt: No Wtr Accss: No  
 Exterior: Gutters Full, Patio-Covered, Private BackYard  
 Sale Restrict:None Fore/REO: No

#### Utility Information

Heat: Central Heat Sewer: City at Street  
 A/C: Central Air Water: City  
 Utilities: Electricity on Property, Natural Gas Available

#### Financial Information

HOA Name: 1111 Estes Hoa Est Tax: \$3,251 Tax Year: 2014  
 HOA Fee: \$40/Mandatory/Monthly Act Tax: Tax Rate: 2.3798  
 Exempt: None Possess: Closing  
 Financing: Cash, Conventional, FHA, VA Pref Title:

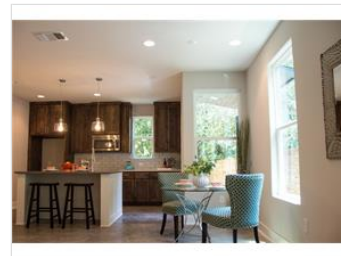
#### Showing Information

Show: Go Access: Key in Lockbox  
 Lockbox: Lockbox/Door-Front Security: Sign:  
 Directions: Sara to Estes

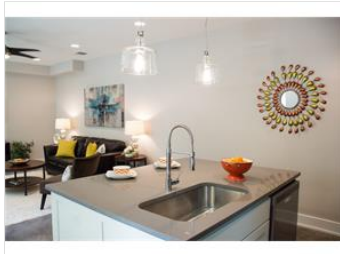
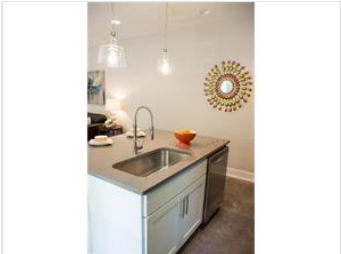
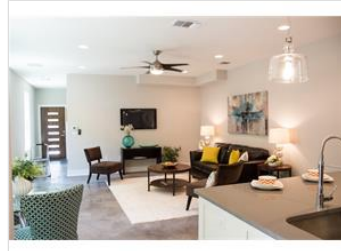
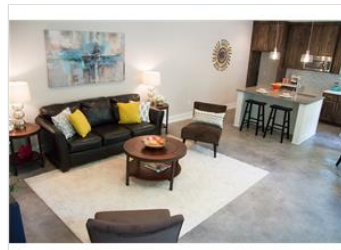
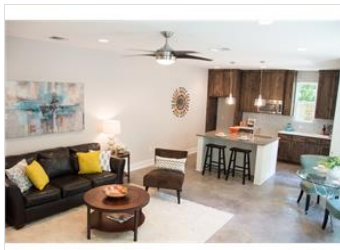
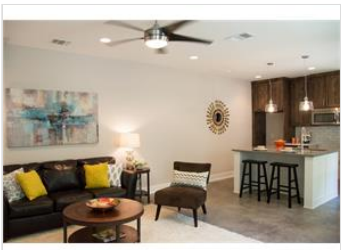
Ag Remarks: Contemporary design by Paradisa Homes. Wonderful home for entertaining with large gourmet kitchen open to living and dining. Custom maple wood cabinets covered by Silestone countertops. Master Suite includes two large closets, massive walk-in shower with frameless glass enclosure. Wonderfully professionally landscaped private yard with covered patio, ideal for entertaining. Energy efficient HVAC, Low-E windows and tankless water heater.

#### Office Information

List Agent: [625272/Thomas Brown](mailto:625272@theagencyaustin.com) Ag Phone: (512) 619-6559 Ag Fax: (888) 600-6347  
 List Office: [8086/The Agency Austin Inc](http://8086.theagencyaustin.com) Off Phone: (512) 619-6559 Sub Ag:  
 List Ag 2: LA 2 Phone: Buy Ag: 3%  
 Own Name: Visio R2 I LP Bonus:  
 Occupant: Vacant List Date: 11/18/2015  
 Ag Email: [thomas@theagencyaustin.com](mailto:thomas@theagencyaustin.com) ADOM: 148 Exp Date:  
 Intrmdry: VarComm: CDOM: 148 OLP: \$299,000  
 BA: [661268/Brandon Foskey](mailto:661268@theagencyaustin.com) SSQFT: \$208.18 Sold Price: \$290,000  
 BO: [8086/The Agency Austin Inc](http://8086.theagencyaustin.com) BCCST: Sold Date: 04/22/2016  
 Terms: Cash SD Cond: Excellent Pend Date: 04/14/2016  
 Repairs:









MLS: 6565145 Area: 5 Status: S/RES  
 Address: 1111 Estes Ave Unit#A List Price: \$319,000  
 City: Austin, TX, 78721 County: Travis  
 PID: 02072009110000  
 Subdiv: Green Valley 02  
 Map: 191 A8  
 Legal: LOT 15 BLK 7 GREEN VALLEY NO 2  
 ISD: Austin ISD  
 Elem A: Ortega Elem B: Ortega  
 Mid/Int: Martin Jr HS: N/A  
 9/HS: N/A Sr HS: Eastside Memorial  
 Type: House/Fee-Simple SQFT: 1,393/Builder  
 Beds: 2 M/O Bds: /2 \$/SF: \$229.00  
 Baths: 3 F/H Bths: 2/1 Yr Built: 2015/New  
 Living: 1 Stories: 2 Dining: 1/Kit/Din Combo, Liv/Din Combo  
 Acres: 0.179 Land SQ: Lot Size:  
 Pool: No Spa: No

#### General Information

Garage: 1/Attached, Door-Single  
 Disability: No  
 Roof: Composition Shingle Foundation: Slab  
 Construct: HardiPlank Type  
 Mstr Main: No Faces: FEMA: No Bldr Nm: Paradisa Homes  
 Flooring: Carpet, Concrete, Tile - Hard Fireplaces:  
 Master: 2 Closets, Walk-in Shower  
 Rooms: Bedroom/Office, Family, Living/Den, Office/Study, Utility  
 Kitchen: Breakfast Area, Center Island, Open to Family Room, Corian Type Counters, Silestone Counters  
 App/Equip: Convection Oven, Disposal, Dishwasher, Energy Star Appliances, Water Heater Gas, Microwave Oven, Range-Free Standing, Water Heater Tankless  
 Interior: Ceiling-High, Fire Alarm System, French Doors, Lighting Recessed, Smoke Detector  
 View: No View  
 Wtrfrt: No Wtr Accss: No  
 Exterior: Gutters Full, Patio-Covered, Private BackYard  
 Sale Restrict: None Fore/REO: No

#### Utility Information

Heat: Central Heat Sewer: City at Street  
 A/C: Central Air Water: City  
 Utilities: Electricity Available, Natural Gas Available

#### Financial Information

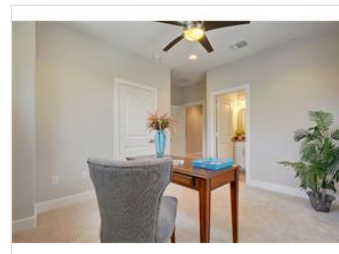
HOA Name: 1111 estes hoa Est Tax: \$2,394 Tax Year: 2014  
 HOA Fee: \$50/Mandatory/Monthly Act Tax: \$2,089 Tax Rate: 2.3798  
 Exempt: None Possess:  
 Financing: Cash, Conventional, FHA, VA Pref Title:

#### Showing Information

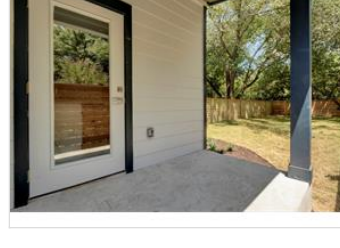
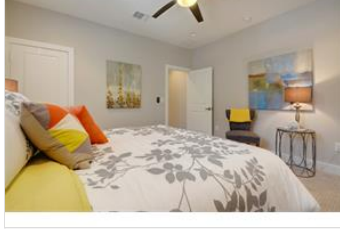
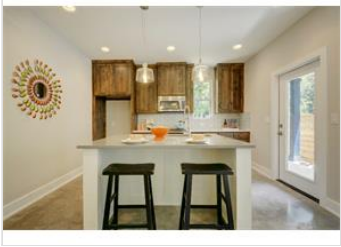
Show: Go Access: Key in Lockbox  
 Lockbox: Lockbox/Door-Front Security: Sign:  
 Directions: sara to estes  
 Ag Remarks: Key for both units in Suora. Contemporary design by Paradisa Homes. Wonderful home for entertaining with large gourmet kitchen open to living and dining. Custom maple wood cabinets covered by silestone countertops. Master suite includes two large closets, massive walk-in shower with frameless glass enclosure. Wonderfully professionally landscaped private yard with covered patio, ideal for entertaining. Energy efficient hvac, low-e windows and tankless water heater.

#### Office Information

List Agent: [625272/Thomas J Brown](mailto:625272@theagencyaustin.com) Ag Phone: (512) 619-6559 Ag Fax: (888) 600-6347  
 List Office: [8086/The Agency Austin Inc](http://8086.theagencyaustin.com) Off Phone: (512) 619-6559 Sub Ag:  
 List Ag 2: LA 2 Phone: Buy Ag: 3%  
 Own Name: Visio R-2 I Lp Bonus:  
 Occupant: Vacant List Date: 07/17/2015  
 Ag Email: [thomas@theagencyaustin.com](mailto:thomas@theagencyaustin.com) ADOM: 109 Exp Date:  
 Intrmdry: VarComm: CDOM: 109 OLP: \$329,900  
 BA: [NONMBR/Non Member](#) SSQFT: \$214.64 Sold Price: \$299,000  
 BO: [NONMBR/Non Member](#) BCCST: Sold Date: 01/27/2016  
 Terms: Conventional SD Cond: Excellent Pend Date: 11/03/2015  
 Repairs:













MLS: 5549087 Area: 5 Status: S/RES  
 Address: 1116 Saucedo ST List Price: \$335,000  
 City: Austin, TX, 78721 County: Travis  
 PID: 02061805210000  
 Subdiv: Springdale Add  
 Map: 210 F1  
 Legal: 1116 Saucedo Street Condmnms, Unit B  
 ISD: Austin ISD  
 Elem A: Govalle Elem B: Govalle  
 Mid/Int: Martin Jr HS: N/A  
 9/HS: N/A Sr HS: Eastside Memorial  
 Type: House/Fee-Simple SQFT: 1,100/Builder  
 Beds: 2 M/O Bds: 2 \$/SF: \$304.55  
 Baths: 2 F/H Bths: 2/0 Yr Built: 2016/New  
 Living: 2 Stories: 1 Dining: 1/Liv/Din Combo  
 Acres: Land SQ: 4,608 Lot Size:  
 Pool: No Spa:

#### General Information

Garage: No  
 Disability: No  
 Lot Desc: See Agent  
 Roof: Metal Foundation: Slab  
 Construct: All Sides Masonry  
 Mstr Main: Yes Faces: FEMA: No Bldr Nm: PERFORMANCE BUILDER  
 Flooring: Wood Fireplaces:  
 Master: 2 Closets, Full Bath, Separate Shower, Walk-in Shower  
 Rooms: Bedroom/Office, Office/Study  
 Kitchen: Galley Type, Granite/Marble Counters  
 App/Equip: Built-In Oven(s), Cook Top Gas, Dishwasher, Disposal, Energy Star Appliances, Exhaust Fan Vented, Microwave  
 Oven, Range-Free Standing, Water Heater Tankless  
 Interior: Ceiling-High, Indoor Utilities, Smoke Detector, Wired For Security, Wired for Stereo  
 View: No View  
 Wtrfrt: No Wtr Accss: No  
 Exterior: Deck  
 Sale Restrict: None Fore/REO: No

#### Utility Information

Heat: Central Heat Sewer: City on Property  
 A/C: Central Air Water: City  
 Utilities: Electricity on Property, Natural Gas Available

#### Financial Information

HOA Name: 1116 Saucedo St COA Est Tax: \$1,894 Tax Year: 2015  
 HOA Fee: Act Tax: \$1,894 Tax Rate: 2.2961  
 Exempt: None Possess: Closing, Funding  
 Financing: Cash, Conventional, Texas Vet, VA Pref Title: Gracy Title

#### Showing Information

Show: Appt w/ Agent Access: Alarm on Premises  
 Lockbox: Lockbox/See Agent Security: Sign:  
 Directions: From I-35/E 7th: Go East on E 7th, Left on Springdale Rd, cross Airport Blvd, Right on Alf, Right on Saucedo. From  
 I-35/Airport: Go South on Airport, Left on Springdale Rd, Right on Alf, Right on Saucedo  
 Ag Remarks: ANOTHER BEAUTIFUL CUSTOM HOME BY PERFORMANCE BUILDER! 2 bdrm, 2 bath + Large studio w/ separate  
 entrance. FEATURES: High Ceilings, High End Fans & Fixtures, Built-in Oven, Custom Cabinets w/ lots of storage,  
 drawers w/ dampers, Granite Counters, Wood flring throughout, Foam Insulation, Car Port, Large wood deck,  
 Large Trees, etc. \*Detached 2nd unit of Condo Regime\* HOA has no common insurance, separately metered  
 utilities (therefore, zero HOA dues), individual street addresses. MULTIPLE OFFERS!

#### Office Information

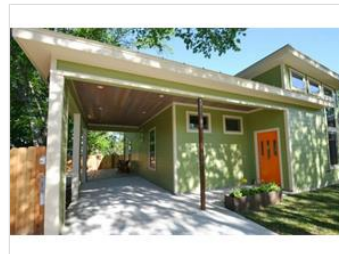
List Agent: [501352/Marina Lawson](mailto:501352@marina.lawson) Ag Phone: (512) 698-2837 Ag Fax: (512) 233-1782  
 List Office: [4949/Lord & Lawson Realty, LLC](http://4949.lord&lawson.realty) Off Phone: (512) 698-2837 Sub Ag: %  
 List Ag 2: LA 2 Phone: Buy Ag: 3%  
 Own Name: Performance Builders LLC Bonus:  
 Occupant: Vacant List Date: 04/03/2016  
 Ag Email: [marina.lawson@sbcglobal.net](mailto:marina.lawson@sbcglobal.net) ADOM: 3 Exp Date:  
 Intrmdry: No VarComm: CDOM: 3 OLP: \$335,000  
 BA: [565033/Andrew Vallejo](mailto:565033@andrew.vallejo) SSQFT: \$313.64 Sold Price: \$345,000  
 BO: [5813/Redfin Corporation](mailto:5813@redfin.corporation) BCCST: Sold Date: 05/06/2016  
 Terms: Conventional SD Cond: Excellent Pend Date: 04/06/2016  
 Repairs:



Welcome Home!



Tree Shaded Front Yard!





Living space with High Ceilings



Living Space with High Windows



Living Space with built-in Speakers



Dining Space



Kitchen with Lots of Cabinets!



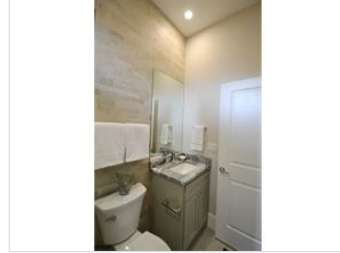
Extra Cabinet Space!



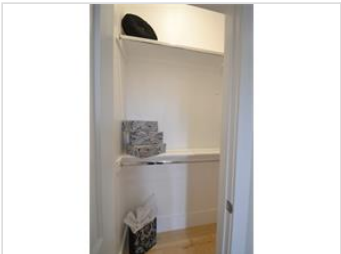
Master Bedroom with High Ceiling



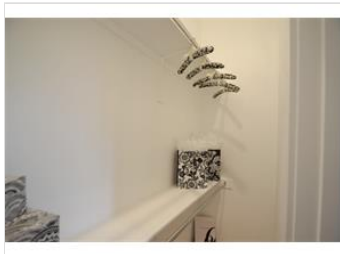
Walk-in Shower with Frameless Glass Door



Master Bath with Granite Top Vanity and Wall of Tile



Two Master Closets! This is Closet #1



Inside Closet #1



Inside Closet #2



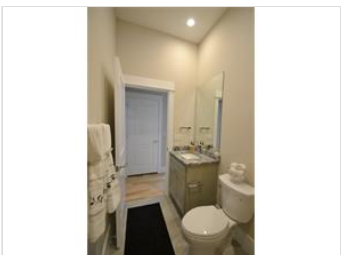
Second Bedroom



Double Door Closet in Second Bedroom



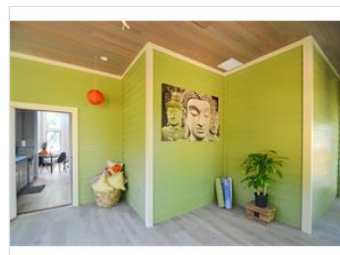
Second full Bathroom



Second Full Bathroom with Granite Top Vanity



Studio/Office Space with Lots of Windows!



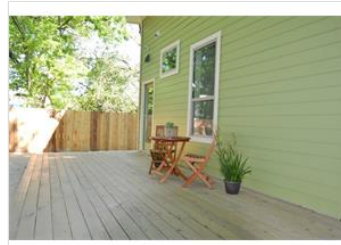
The Studio is perfect for relaxing!



Enter the Studio from it's own Separate Exterior Entrance!



View to the inside from the Studio



Huge Wood Deck outside the Studio!



Studio Entrance, Wood Deck, and Carport



Welcome Home!





MLS: 8516072 Area: 5 Status: S/RES  
 Address: 3713 Munson ST List Price: \$369,900  
 City: Austin, TX, 78721 County: Travis  
 PID: 02071702230000  
 Subdiv: Springdale  
 Map: 0  
 Legal: LOT 6 SPRINGDALE SUBD  
 ISD: Austin ISD  
 Elem A: Govalle Elem B: N/A  
 Mid/Int: Martin Jr HS: N/A  
 9/HS: N/A Sr HS: Eastside Memorial  
 Type: House/Fee-Simple SQFT: 1,699/Builder  
 Beds: 3 M/O Bds: 1/2 \$/SF: \$217.72  
 Baths: 3 F/H Bths: 2/1 Yr Built: 2015/New  
 Living: 1 Stories: 2 Dining: 1/Kit/Din Combo, Liv/Din  
 Combo  
 Acres: 0.082 Land SQ: Lot Size:  
 Pool: No Spa: No



**General Information**

Garage:  
 Disability: No  
 Lot Desc: Level  
 Roof: Composition Shingle Foundtion: Slab  
 Construct: Frame, HardiPlank Type  
 Mstr Main: Yes Faces: FEMA: See Agent Bldr Nm: Mx3 Homes  
 Flooring: Carpet, Concrete, Tile - Hard, Wood Fireplaces:  
 Master: Double Vanity, Separate Shower  
 Rooms: Living/Den  
 Kitchen: Breakfast Bar, Center Island, Silestone Counters, Walk-in Pantry  
 App/Equip: Dishwasher, Disposal, Energy Star Appliances, Exhaust Fan Vented, Microwave Oven, Water Heater Gas  
 Interior: Indoor Utilities, Lighting Recessed, Smoke Detector, Walk-In Closet, Wired For Security  
 View: No View  
 Wtrfrt: No Wtr Accss: No  
 Exterior: Patio-Covered  
 Sale Restrict:None Fore/REO: No

**Utility Information**

Heat: Central Heat, Natural Gas Sewer: City at Street  
 A/C: Central Air Water: City  
 Utilities: Electricity on Property, Natural Gas Available, Phone Available

**Financial Information**

HOA Name: Est Tax: \$982 Tax Year: 2015  
 HOA Fee: Act Tax: Tax Rate: 2.3798  
 Exempt: Homestead Possess: Closing  
 Financing: Cash, Conventional, FHA, Lender Approval, VA Pref Title: Independence

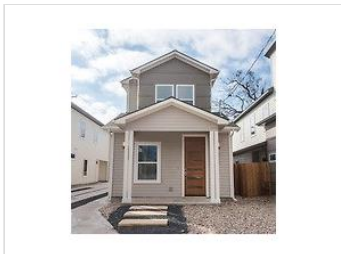
**Showing Information**

Show: Go, See Agent Access: Key in Lockbox, See Remarks  
 Lockbox: Lockbox/Gate Security: Sign: Yes  
 Directions: From I-35N, East on 12th St., Right on Airport Blvd., Left on Springdale Rd., Left on Munson St., Home is on the Left.

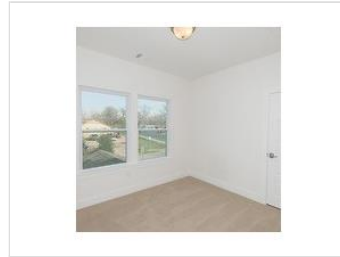
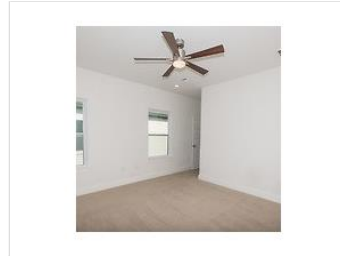
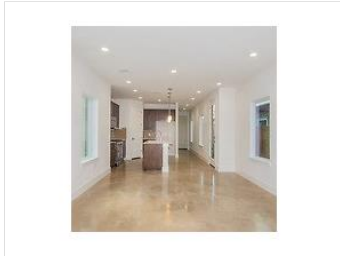
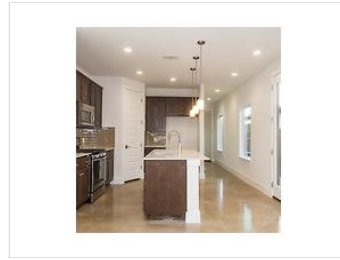
Ag Remarks: High-quality MX3 Home, situated in the sought-after East Austin. Walking/biking distance to the new Canopy Art Studios, Sa-Ten Coffee & Boggy Creek Greenbelt. Close to downtown, UT & Lady Bird Lake. Energy efficient features. 10-year multi-level warranty conveys. Modern touches, open floor plan. Beautiful stained concrete flooring throughout. Spacious kitchen w/ quartz counter tops, tiled back-splash, custom cabinetry, gas range, stainless steel appliances. 1st floor master w/ master bath & walk-in closet.

**Office Information**

List Agent: [569178/Sandra Bennett](mailto:569178/Sandra_Bennett) Ag Phone: Ag Fax: (512) 373-8900  
 List Office: [4801/Austin City Living](mailto:4801/Austin_City_Living) Off Phone: (512) 323-9006 Sub Ag:  
 List Ag 2: LA 2 Phone: Buy Ag: 3%  
 Own Name: S & S Isdale LLC Bonus:  
 Occupant: Vacant List Date: 01/15/2016  
 Ag Email: [sales@mx3homes.com](mailto:sales@mx3homes.com) ADOM: 3 Exp Date:  
 Intrmdry: No VarComm: No CDOM: 3 OLP: \$369,900  
 BA: [603023/Alexander McCormick](mailto:603023/Alexander_McCormick) SSQFT: \$217.72 Sold Price: \$369,900  
 BO: [0991/Keller Williams Realty](mailto:0991/Keller_Williams_Realty) BCCST:  
 Terms: Contract of Sale SD Cond: Excellent Sold Date: 02/25/2016  
 Repairs: Pend Date: 01/18/2016









MLS: 4374989 Area: 5 Status: S/RES  
 Address: 3723 Munson ST List Price: \$372,900  
 City: Austin, TX, 78721 County: Travis  
 PID: 02071702280000  
 Subdiv: Springdale  
 Map: 0  
 Legal: LOT 1 SPRINGDALE SUBD  
 ISD: Austin ISD  
 Elem A: Govalle Elem B: N/A  
 Mid/Int: Martin Jr HS: N/A  
 9/HS: N/A Sr HS: Eastside Memorial  
 Type: House/Fee-Simple SQFT: 1,674/Builder  
 Beds: 3 M/O Bds: /3 \$/SF: \$222.76  
 Baths: 3 F/H Bths: 2/1 Yr Built: 2015/Under Construction  
 Living: 1 Stories: 2 Dining: 1/Liv/Din Combo  
 Acres: 0.070 Land SQ: Lot Size:  
 Pool: No Spa:

**General Information**

Garage:   
 Disability: No  
 Lot Desc: Level  
 Roof: Composition Shingle Foundation: Slab  
 Construct: Frame, HardiPlank Type  
 Mstr Main: No Faces: FEMA: Unknown Bldr Nm: MX3 Homes  
 Flooring: Carpet, Concrete, Tile - Hard, Wood Fireplaces:  
 Master: Double Vanity, Walk-In Closet, Walk-in Shower  
 Kitchen: Breakfast Area, Open to Family Room, Silystone Counters  
 App/Equip: Cook Top Gas, Dishwasher, Disposal, Microwave Oven, Range-Free Standing, Water Heater Tankless  
 Interior: Lighting Recessed, Smoke Detector, Walk-In Closet, Wired For Security  
 View: No View  
 Wtrfrft: No Wtr Accss: No  
 Exterior: Patio-Covered  
 Sale Restrict:None Fore/REO: No

**Utility Information**

Heat: Central Heat, Natural Gas Sewer: City at Street  
 A/C: Central Air Water: City  
 Utilities: Electricity on Property, Natural Gas on Property, Phone on Property

**Financial Information**

HOA Name: Est Tax: \$5,101 Tax Year: 2015  
 HOA Fee: Act Tax: Tax Rate:  
 Exempt: Homestead Possess: Closing, Funding  
 Financing: Cash, Conventional, VA Pref Title: Independence Title

**Showing Information**

Show: Call First - Go Access: Key in Lockbox  
 Lockbox: Lockbox/Fence Security: Sign: Yes  
 Directions: From I-35N, East on 12th St., Right on Airport Blvd., Left on Springdale Rd., Left on Munson St., Home is on the Left.

**Ag Remarks:** High-quality home by MX3 Homes. Situated in the highly sought-after East Austin. Walking/biking distance to the new Canopy art studios, Sa-Ten Coffee, East Boggy Creek Greenbelt. Approximately 3 miles to downtown, UT, & Lady Bird Lake. 10-year multi-level warranty conveys. This home features modern touches throughout and an open floor plan ideal for entertaining. Spacious kitchen w/quartz counter tops, tiled back-splash, gas range & SS appliances. Private backyard. Energy-saving features & so much more.

**Office Information**

List Agent: [547129/Paul Smith](tel:547129) Ag Phone: (512) 228-8074 Ag Fax: (512) 394-5941  
 List Office: [6193/Twelve Rivers Realty](tel:6193) Off Phone: (512) 588-1453 Sub Ag:  
 List Ag 2: LA 2 Phone: Buy Ag: 3%  
 Own Name: MX3 Homes, LLC Bonus:  
 Occupant: Vacant List Date: 11/02/2015  
 Ag Email: [paul@paulsellstx.com](mailto:paul@paulsellstx.com) ADOM: 8 Exp Date:  
 Intrmdry: Yes VarComm: No CDOM: 8 OLP: \$372,900  
 BA: [547129/Paul Smith](tel:547129) SSQFT: \$222.16 Sold Price: \$371,900  
 BO: [6193/Twelve Rivers Realty](tel:6193) BCCST: Sold Date: 01/25/2016  
 Terms: Cash SD Cond: Excellent Pend Date: 11/10/2015  
 Repairs:





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MLS: 6017273 Area: 5 Status: S/RES  
 Address: 3721 Munson ST List Price: \$374,900  
 City: Austin, TX, 78721 County: Travis  
 PID: 02071702270000  
 Subdiv: Springdale  
 Map: 0  
 Legal: LOT 2 SPRINGDALE SUBD  
 ISD: Austin ISD  
 Elem A: Govalle Elem B: N/A  
 Mid/Int: Martin Jr HS: N/A  
 9/HS: N/A Sr HS: Eastside Memorial  
 Type: House/Fee-Simple SQFT: 1,727/Builder  
 Beds: 3 M/O Bds: 1/2 \$/SF: \$217.08  
 Baths: 3 F/H Bths: 2/1 Yr Built: 2015/New  
 Living: 1 Stories: 2 Dining: 1/Breakfast Area, Liv/Din  
 Combo  
 Acres: 0.070 Land SQ: Lot Size:  
 Pool: No Spa:



#### General Information

Garage: /Attached  
 Disability: No  
 Lot Desc: Level  
 Roof: Composition Shingle Foundtion: Slab  
 Construct: Frame, HardiPlank Type  
 Mstr Main: Yes Faces: FEMA: See Agent Bldr Nm: Mx3 Homes  
 Flooring: Carpet, Concrete, Wood Fireplaces:  
 Master: Walk-In Closet  
 App/Equip: Dishwasher, Disposal, Energy Star Appliances, Exhaust Fan Vented, Microwave Oven, Water Heater Gas, Water Heater Tankless  
 Interior: Smoke Detector, Walk-In Closet, Wired For Security  
 View: No View  
 Wtrfrt: No Wtr Accss: No  
 Sale Restrict:None Fore/REO: No

#### Utility Information

Heat: Central Heat, Natural Gas Sewer: City at Street  
 A/C: Central Air Water: City  
 Utilities: Electricity on Property, Natural Gas on Property, Phone on Property

#### Financial Information

HOA Name: Est Tax: \$982 Tax Year: 2015  
 HOA Fee: Act Tax: 2.3798 Tax Rate:  
 Exempt: Homestead Possess: Closing  
 Financing: Cash, Conventional, FHA, VA Pref Title: Independence Title

#### Showing Information

Show: Go, See Agent Access: Key in Lockbox, See Agent  
 Lockbox: Lockbox/Fence Security: Sign: Yes  
 Directions: From I-35N, East on 12th St., Right on Airport Blvd., Left on Springdale Rd., Left on Munson St., Home is on the Left.

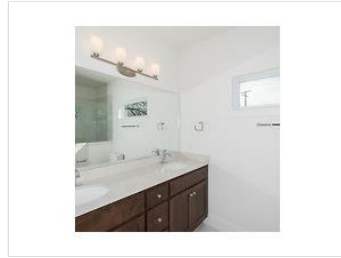
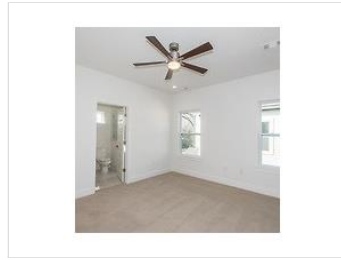
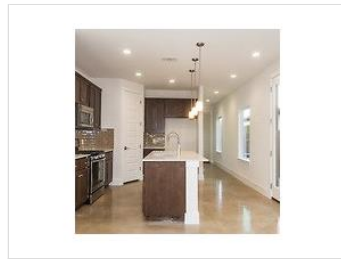
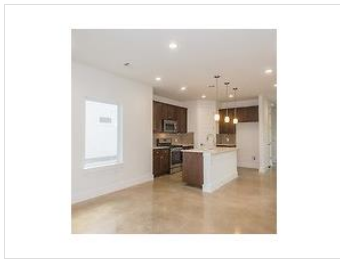
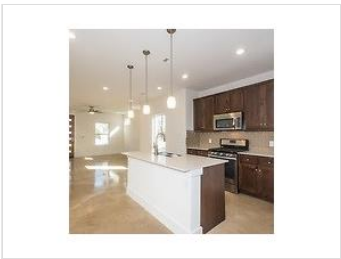
Ag Remarks: Only two homes left! High-quality MX3 Home, situated in the sought-after East Austin. Walking/biking distance to the new Canopy Art Studios, Sa-Ten Coffee & Boggy Creek Greenbelt. Close to downtown. Energy efficient features. 10-year multi-level warranty conveys. Modern touches, open floor plan. Beautiful stained concrete flooring throughout. Spacious kitchen w/ quartz counter tops, tiled back-splash, custom cabinetry, gas range, stainless steel appliances. 1st floor master w/ master bath & walk-in closet.

#### Office Information

List Agent: [569178/Sandra Bennett](tel:569178) Ag Phone: (512) 663-5980 Ag Fax: (512) 373-8900  
 List Office: [4801/Austin City Living](tel:4801) Off Phone: (512) 323-9006 Sub Ag:  
 List Ag 2: LA 2 Phone: Buy Ag: 3%  
 Own Name: Mx3 Homes LLC Bonus:  
 Occupant: Vacant List Date: 01/18/2016  
 Ag Email: [sales@mx3homes.com](mailto:sales@mx3homes.com) ADOM: 8 Exp Date:  
 Intrmdry: VarComm: No CDOM: 8 OLP: \$374,900  
 BA: [584901/Kimberly McLaughlin](tel:584901) SSQFT: \$216.27 Sold Price: \$373,500  
 BO: [4801/Austin City Living](tel:4801) BCCST: Sold Date: 03/18/2016  
 Terms: Conventional SD Cond: Excellent Pend Date: 01/26/2016  
 Repairs:









MLS: 7542416 Area: 5 Status: S/RES  
 Address: 3717 Munson ST List Price: \$379,900  
 City: Austin, TX, 78721 County: Travis  
 PID: 02071702250000  
 Subdiv: Springdale  
 Map: o o  
 Legal: LOT 4 SPRINGDALE SUBD  
 ISD: Austin ISD  
 Elem A: Govalle Elem B: N/A  
 Mid/Int: Martin Jr HS: N/A  
 9/HS: N/A Sr HS: Eastside Memorial  
 Type: House/Fee-Simple SQFT: 1,735/Builder  
 Beds: 3 M/O Bds: /3 \$/SF: \$218.96  
 Baths: 3 F/H Bths: 2/1 Yr Built: 2015/New  
 Living: 1 Stories: 2 Dining: 1/Kit/Din Combo, Liv/Din  
 Combo  
 Acres: 0.070 Land SQ: Lot Size:  
 Pool: No Spa: No

**General Information**

Garage: 1/Attached, Entry-Rear, Entry-Swing-In  
 Disability: No  
 Lot Desc: Level  
 Roof: Composition Shingle Foundtion: Slab  
 Construct: Frame, HardiPlank Type  
 Mstr Main: No Faces: FEMA: No Bldr Nm: Mx3 Homes  
 Flooring: Carpet, Concrete, Wood Fireplaces:  
 Master: Separate Shower, Walk-In Closet  
 Rooms: Great, Storage  
 Kitchen: Breakfast Bar, Center Island, Silestone Counters, Walk-in Pantry  
 App/Equip: Dishwasher, Disposal, Energy Star Appliances, Exhaust Fan Vented, Microwave Oven, Range-Free Standing, Water  
 Heater Gas, Water Heater Tankless  
 Interior: Smoke Detector, Walk-In Closet, Wired For Security  
 View: No View  
 Wtrfrt: No Wtr Accs: No  
 Exterior: Gutters Full  
 Sale Restrict:None Fore/REO: No

**Utility Information**

Heat: Central Heat Sewer: City at Street  
 A/C: Central Air Water: City  
 Utilities: Electricity on Property, Natural Gas on Property

**Financial Information**

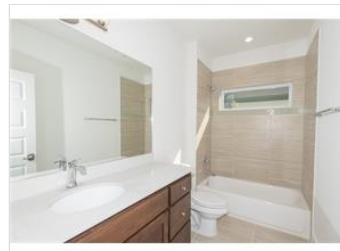
HOA Name: Est Tax: \$947 Tax Year: 2015  
 HOA Fee: Act Tax: \$947 Tax Rate: 2.2961  
 Exempt: Homestead Possess:  
 Financing: Cash, Conventional, FHA, VA Pref Title:

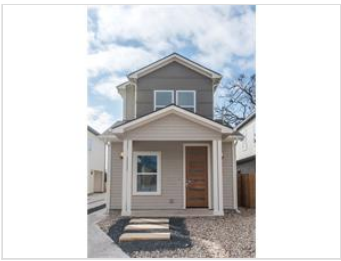
**Showing Information**

Show: Go Access: Key in Lockbox  
 Lockbox: Lockbox/Door-Front Security: Sign: Yes  
 Directions: From I-35N, East on 12th St., Right on Airport Blvd., Left on Springdale Rd., Left on Munson St., Home is on the  
 Left.  
 Ag Remarks: Last home left! High-quality MX3 Home, situated in the sought-after East Austin. Walking/biking distance to the  
 new Canopy Art Studios, Sa-Ten Coffee & Boggy Creek Greenbelt. Close to downtown. Energy efficient features.  
 10-year multi-level warranty conveys. Modern touches, open floor plan. Beautiful stained concrete flooring  
 throughout. Master w/ master bath & walk-in closet. Great neighborhood, ample parking and no HOA

**Office Information**

List Agent: [569178/Sandra Bennett](mailto:569178/Sandra.Bennett) Ag Phone: (512) 663-5980 Ag Fax: (512) 373-8900  
 List Office: [4801/Austin City Living](mailto:4801/Austin.City.Living) Off Phone: (512) 323-9006 Sub Ag:  
 List Ag 2: LA 2 Phone: Buy Ag: 3%  
 Own Name: S & S Isdale LLC Bonus:  
 Occupant: Vacant List Date: 01/27/2016  
 Ag Email: [sales@mx3homes.com](mailto:sales@mx3homes.com) ADOM: 4 Exp Date:  
 Intrmdry: No VarComm: No CDOM: 4 OLP: \$379,900  
 BA: [505311/Nancy Taute](mailto:505311/Nancy.Taute) SSQFT: \$221.9 Sold Price: \$385,000  
 BO: [062V/Carol Dochen, REALTORS](mailto:062V/Carol.Dochen,REALTORS) BCCST: Sold Date: 03/03/2016  
 Terms: Conventional SD Cond: Excellent Pend Date: 01/31/2016  
 Repairs:





ML#: 5761709  
Status: S Area: 5  
Fore/REO: No

1111 Estes Ave #B Austin, Travis, TX, 78721

List Price: \$294,500

Subdiv: Green Valley 02

Acres: 0.18

Yr Built: 2015

Type: Condo

Stories: 2

SqFt: 1,393

\$SqFt: \$211.41

Ttl Bd: 2 M Bd: 0 Liv: 1 FP: 0 Est Tax: \$3,251

ISD: Austin ISD

F Bth: 2 H Bth: 1 Din: 1 Gar: 1 Tax Rate: 2.3798

Elem A: Ortega

HOA: \$40/Mandatory/Monthly

Pool: No

Middle: Martin

View: No View

Gated: Sr High: Eastside Memorial

Construct: HardiPlank Type

Steps: Interior Steps

Lndry Loc: Main Level, Utility/Laundry Room Lndry Fac: Connection - Gas, Washer Connections

Floor: Carpet, Concrete, Tile - Hard Master: 2 Closets, Walk-in Shower

Trees: Moderate

Fence: Privacy, Wood



Remarks: Contemporary design by Paradisa Homes. Wonderful home for entertaining with large gourmet kitchen open to living and dining. Custom maple wood cabinets covered by Silestone countertops. Master Suite includes two large closets, massive walk-in shower with frameless glass enclosure. Wonderfully professionally landscaped private yard with covered patio, ideal for entertaining. Energy efficient HVAC, Low-E windows and tankless water heater.

Sold Date: 04/22/2016

Sold Price: \$290,000

ML#: 6565145  
Status: S Area: 5  
Fore/REO: No

1111 Estes Ave #A Austin, Travis, TX, 78721

List Price: \$319,000

Subdiv: Green Valley 02

Acres: 0.18

Yr Built: 2015

Type: House

Stories: 2

SqFt: 1,393

\$SqFt: \$229.00

Ttl Bd: 2 M Bd: 0 Liv: 1 FP: 0 Est Tax: \$2,394

ISD: Austin ISD

F Bth: 2 H Bth: 1 Din: 1 Gar: 1 Tax Rate: 2.3798

Elem A: Ortega

HOA: \$50/Mandatory/Monthly

Pool: No

Middle: Martin

View: No View

Gated: Sr High: Eastside Memorial

Construct: HardiPlank Type

Steps: Interior Steps

Lndry Loc: Hall, Main Level, Utility/Laundry Room Lndry Fac: Connection - Gas, Sink, Washer Connections

Floor: Carpet, Concrete, Tile - Hard Master: 2 Closets, Walk-in Shower

Trees: Moderate

Fence: Privacy, Wood



Remarks: Contemporary design by Paradisa Homes. Wonderful home for entertaining with large gourmet kitchen open to living and dining. Custom maple wood cabinets covered by silestone countertops. Master suite includes two large closets, massive walk-in shower with frameless glass enclosure. Wonderfully professionally landscaped private yard with covered patio, ideal for entertaining. Energy efficient hvac, low-e windows and tankless water heater.

Sold Date: 01/27/2016

Sold Price: \$299,000

ML#: 5549087  
Status: S Area: 5  
Fore/REO: No

1116 Saucedo ST Austin, Travis, TX, 78721

List Price: \$335,000

Subdiv: Springdale Add

Acres:

Yr Built: 2016

Type: House

Stories: 1

SqFt: 1,100

\$SqFt: \$304.55

Ttl Bd: 2 M Bd: 2 Liv: 2 FP: 0 Est Tax: \$1,894

ISD: Austin ISD

F Bth: 2 H Bth: 0 Din: 1 Gar: 0 Tax Rate: 2.2961

Elem A: Govalle

HOA:

Pool: No

Middle: Martin

View: No View

Gated: Sr High: Eastside Memorial

Construct: All Sides Masonry

Steps: Back Steps, Exterior Steps

Lndry Loc: Hall, Main Level

Lndry Fac: Connection - Gas, Stackable W/D Connections

Floor: Wood

Master: 2 Closets, Full Bath, Separate Shower, Walk-in Shower

Trees: Medium (20 Ft - 40 Ft)

Fence: Cedar



Remarks: ANOTHER BEAUTIFUL CUSTOM BUILT HOME BY PERFORMANCE BUILDER! 2 bedroom, 2 bath + Large studio w/ separate entrance. FEATURES: High Ceilings, High End Fans & Fixtures, Built-in Oven, Custom Cabinets w/ lots of storage, drawers w/ dampers, Granite Counters, Wood flooring throughout, Foam Insulation, Car Port, Large wood deck, Large Trees, etc. \* Detached 2nd unit of Condo Regime \* HOA has no common insurance, separately metered utilities (therefore, zero HOA dues), individual street addresses.

Sold Date: 05/06/2016

Sold Price: \$345,000



ML#: 8516072  
Status: S Area: 5  
Fore/REO: No



3713 Munson ST Austin, Travis, TX, 78721

List Price: \$369,900

Subdiv: Springdale

Acres: 0.08

Yr Built: 2015

Type: House

Stories: 2 SqFt: 1,699

\$SqFt: \$217.72

Ttl Bd: 3 M Bd: 1 Liv: 1 FP: 0 Est Tax: \$982

ISD: Austin ISD

F Bth: 2 H Bth: 1 Din: 1 Gar: 0 Tax Rate: 2.3798

Elem A: Govalle

HOA:

Pool: No Middle: Martin

View: No View

Gated: Sr High: Eastside Memorial

Unit Style: 1st Floor Entry

Construct: Frame, HardiPlank Type

Steps: Interior Steps

Lndry Loc: Upper Level

Lndry Fac: Dryer Connection - Electric, Washer Connections

Floor: Carpet, Concrete, Tile - Hard, Wood

Master: Double Vanity, Separate Shower

Trees: Moderate

Fence: Post

Remarks: High-quality MX3 Home, situated in the sought-after East Austin. Walking/biking distance to the new Canopy Art Studios, Sa-Ten Coffee & Boggy Creek Greenbelt. Close to downtown, UT & Lady Bird Lake. Energy efficient features. 10-year multi-level warranty conveys. Modern touches, open floor plan. Stained concrete flooring throughout. Spacious kitchen w/ quartz counter tops, tiled back-splash, custom cabinetry, gas range, stainless steel appliances. 1st floor master w/ master bath & walk-in closet.

Sold Date: 02/25/2016

Sold Price: \$369,900

ML#: 4374989  
Status: S Area: 5  
Fore/REO: No



3723 Munson ST Austin, Travis, TX, 78721

List Price: \$372,900

Subdiv: Springdale

Acres: 0.07

Yr Built: 2015

Type: House

Stories: 2 SqFt: 1,674

\$SqFt: \$222.76

Ttl Bd: 3 M Bd: 1 Liv: 1 FP: 0 Est Tax: \$5,101

ISD: Austin ISD

F Bth: 2 H Bth: 1 Din: 1 Gar: 0 Tax Rate:

Elem A: Govalle

HOA:

Pool: No Middle: Martin

View: No View

Gated: Sr High: Eastside Memorial

Unit Style: 1st Floor Entry

Construct: Frame, HardiPlank Type

Steps: Interior Steps

Lndry Loc: Hall, Main Level, Utility/Laundry Room

Lndry Fac: Connection - Gas, Washer Connections

Floor: Carpet, Concrete, Tile - Hard, Wood

Master: Double Vanity, Walk-In Closet, Walk-in Shower

Trees: Medium (20 Ft - 40 Ft), Sparse

Fence: Cedar, Privacy

Remarks: High-quality home by MX3 Homes. Situated in the highly sought-after East Austin. Walking/biking distance to the new Canopy Art Studios, Sa-Ten Coffee, East Boggy Creek Greenbelt. Approx. 3 miles to DT, UT, & Lady Bird Lake. 10-year multi-level warranty conveys. Featuring an open floor plan ideal for entertaining. Stained concrete flooring throughout. Spacious kitchen w/ quartz CTs, tiled back-splash, gas range & SS appliances. Master bedroom w/ master bath & walk-in closet. Private yard w/ sprinkler system.

Sold Date: 01/25/2016

Sold Price: \$371,900

ML#: 6017273  
Status: S Area: 5  
Fore/REO: No



3721 Munson ST Austin, Travis, TX, 78721

List Price: \$374,900

Subdiv: Springdale

Acres: 0.07

Yr Built: 2015

Type: House

Stories: 2 SqFt: 1,727

\$SqFt: \$217.08

Ttl Bd: 3 M Bd: 1 Liv: 1 FP: 0 Est Tax: \$982

ISD: Austin ISD

F Bth: 2 H Bth: 1 Din: 1 Gar: 0 Tax Rate: 2.3798

Elem A: Govalle

HOA:

Pool: No Middle: Martin

View: No View

Gated: Sr High: Eastside Memorial

Construct: Frame, HardiPlank Type

Steps: Interior Steps

Lndry Loc: Upper Level, Utility/Laundry Room

Lndry Fac:

Floor: Carpet, Concrete, Wood

Master: Walk-In Closet

Trees:

Fence: Wood

Remarks: Only two homes left! High-quality MX3 Home, situated in the sought-after East Austin. Walking/biking distance to the new Canopy Art Studios, Sa-Ten Coffee & Boggy Creek Greenbelt. Close to downtown. Energy efficient features. 10-year multi-level warranty conveys. Modern touches, open floor plan. Beautiful stained concrete flooring throughout. Spacious kitchen w/ quartz counter tops, tiled back-splash, custom cabinetry, gas range, stainless steel appliances. 1st floor master w/ master bath & walk-in closet.

Sold Date: 03/18/2016

Sold Price: \$373,500

ML#: 7542416  
Status: S Area: 5  
Fore/REO: No

3717 Munson ST Austin, Travis, TX, 78721

List Price: \$379,900

Subdiv: Springdale

Acres: 0.07

Yr Built: 2015

Type: House

Stories: 2 SqFt: 1,735

\$SqFt: \$218.96

Ttl Bd: 3 M Bd: 0 Liv: 1 FP: 0 Est Tax: \$947

ISD: Austin ISD

F Bth: 2 H Bth: 1 Din: 1 Gar: 1 Tax Rate: 2.2961

Elem A: Govalle

HOA:

Pool: No Middle: Martin

View: No View

Gated: No Sr High: Eastside Memorial

Unit Style: 1st Floor Entry

Construct: Frame, HardiPlank Type

Steps: Back Steps

Dryer Connection - Electric, Dryer

Lndry Loc: Utility/Laundry Room

Lndry Fac: Connection - Gas, Washer  
Connections

Floor: Carpet, Concrete, Wood

Master: Separate Shower, Walk-In Closet

Trees: Medium (20 Ft - 40 Ft)

Fence: Partial, Wood

Remarks: Last home left! High-quality MX3 Home, situated in the sought-after East Austin. Walking/biking distance to the new Canopy Art Studios, Sa-Ten Coffee & Boggy Creek Greenbelt. Close to downtown. Energy efficient features. 10-year multi-level warranty conveys. Modern touches, open floor plan. Beautiful stained concrete flooring throughout. Master w/ master bath & walk-in closet. Great neighborhood, ample parking and no HOA

Sold Date: 03/03/2016

Sold Price: \$385,000

