

**Agent Report**



**Addr:** 434 Overhill Dr **MLS #:** 1485862  
**Status:** **New** **Class:** RE  
**Area:** 0800 **Grid:** 581B8 **List Price:** \$159,900  
**Int.St./Dir:** Between Hillcrest and W Ligustrum, use GPS for best results  
**Subdivision:** UNIVERSITY PARK (Common) / UNIVERSITY PARK SA/NS(Legal)  
**City:** San Antonio **Zip:** 78228-4829 **Type:** SFD  
**County:** Bexar **CAN#:** 092900040090 **AdSf:** 978  
**Block:** 4 **Lot:** 9  
**Legal:** NCB 9290 BLK 4 LOT 9 **Currently Leased:** No  
**Lot Size:** 0.2 **Lot Dimensions:** **Lease Expiration:**  
**Sch:** San Antonio **BR:** 2 **Year Built:** 1948  
**I.S.D.**  
**Elem:** Huppertz **FBaths:** 1 **HBaths:** 0  
**Middle:** Longfellow **Builder:** UNKNOWN **Recent Rehab:** Yes  
**High:** Jefferson **Constr:** Pre-Owned

|              | Level |     | Level            | Utility Suppliers |     |           |
|--------------|-------|-----|------------------|-------------------|-----|-----------|
| Living Room  | 15X12 | 1   | Master Bedroom   | 13X11             | 1   | Gas:      |
| Dining Room  | 8X9   | 1   | Master Bedroom 2 | ---               | --- | Electric: |
| Family Room  | ---   | --- | Master Bath      | ---               | --- | Garbage:  |
| Kitchen      | 11X9  | 1   | Bedroom 2        | 11X9              | 1   | Water:    |
| Breakfast    | ---   | --- | Bedroom 3        | ---               | --- | Sewer:    |
| Utility      | 9X9   | 1   | Bedroom 4        | ---               | --- | Other:    |
| Entry Room   | ---   | --- | Bedroom 5        | ---               | --- |           |
| Study/Office | ---   | --- |                  |                   |     |           |

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Taxed by Mltpl Counties:** No **Financials** **Assessments** **Mand/Mult HOA:** None/N  
**Total Tax (W/O Exemptions):** \$2,193.46 **PrTerms:** Conventional, FHA, VA, TX Vet, **HOA Name:**  
**Tax Year:** 2019 **Cash** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None

**Subdivision:** UNIVERSITY PARK (Common) / UNIVERSITY PARK SA/NS(Legal)  
**Preferred Title Co.:** Stewart Title

**Owner:** NHS INC. **SC/\$:** 0 **BC/\$:** 3% **Owner LREA/LREB:** No  
**List Agent:** George Sanchez **575052** **(210) 273-5501** **Occupancy:** Vacant  
**List Office:** Simple Real Estate Ventures **SREV00** **(210) 273-5501** **Possession:** Closing/Funding  
**Ph to Show:** 2102222227 **Lockbox Type:** Combo **Showing** **Bonus:**  
**Contact:** ShowingTime

**AgentRmrks:** Verify all schools and measurements. Additional square footage documents in additional docs. Also Offer instructions in additional docs. Seller requires buyers qualify under their program income guidelines. See their website for details <https://www.nhsofsa.org/> 210-533-6673 Pre approval letter with offer is highly suggested. We expect multiple offers.

**Remarks:** Excellent home All newly renovated from top to bottom. New roof, floors, paint and all new eat in kitchen design. Indoor laundry room makes it an exceptional home for your family. Some landscaping will be provided as well. Huge backyard for family gatherings. Very close to St. Mary's University. The seller, Neighborhood Housing Services of San Antonio requires buyers qualify under their program income guidelines. You are free to use your lender as well. See their website for details <https://www.nhso...> (text truncated for print)

**Style:** One Story, Ranch **Garage Parking:** None/Not Applicable **Additional/Other Parking:**  
**Ext:** Wood **Roof:** Composition **Mst BR:** Walk-In Closet, Ceiling Fan  
**Fndtn:** Pier & Beam **Wdw:** All Remain **Mst Bth:**  
**Interior:** One Living Area, Liv/Din Combo, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room  
**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range  
**Exterior Fea:** Double Pane Windows, Storage Building/Shed, Mature Trees, Wire Fence  
**Wat/Swr:** Water System **Floor:** Carpeting, Wood, Laminate **Frpl:** Not Applicable  
**Heating:** Central **Ht Fuel:** Natural Gas **Air Cond:** One Central  
**Pool/SPA:** None **Misc:**  
**Lot Des:** Less than 1/4 Acre, Level **Lot Impv:** Street Paved, Curbs, Sidewalks, Streetlights, Asphalt  
**Accessible/Adaptive:** No

**Green:** **Features** - Low Flow Commode, Low flow Fixture / **Certification** - none / **Energy Efficiency** - Double Pane Windows, Low E Windows, Ceiling Fans  
**Contingent Info:** **DOM/CDOM:** 2/ 2 **Sold Price:**  
**Contract Date:** **Sale Trms:** **Sell Points:** **SQFT/Acre:**  
**Closing Date:** **Sell Concess:** - **Price per SQFT:** \$163.49  
**Sell Ofc:** **Selling Agent:** **Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. \*\*\*Copyright 2020 by SAN ANTONIO BOARD OF REALTORS\*\*\*