



Country Living at It's Best The Falls



512 Pinehurst Drive
New Ulm, Tx 78950

*3 Bedroom 2 ½ Bath

*2000+ sq ft. living space

*Outdoor Kitchen and living area

*Located on The Falls Golf Course

*Gated Community



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Gorgeous custom home sits a stone's throw away from the green of hole 15. Where acres and acres of mature shade trees form canopies over nature preserves. Once inside the gated community, this home boasts a kitchen, dining room, and family room which are open and spacious. Tile floors, stone fireplace, tall ceilings, and large windows surround this area letting the beautiful outdoors in. The kitchen includes gorgeous counter tops, stainless steel appliances, a walk in pantry and a wine fridge. Experience quiet moments while having your morning coffee and admiring the deer and wildlife in your custom outdoor living area. The outdoor living area was designed for pure enjoyment. The outdoor kitchen has everything you need to cook a fabulous dinner while entertaining family and friends. This gem is a must see!

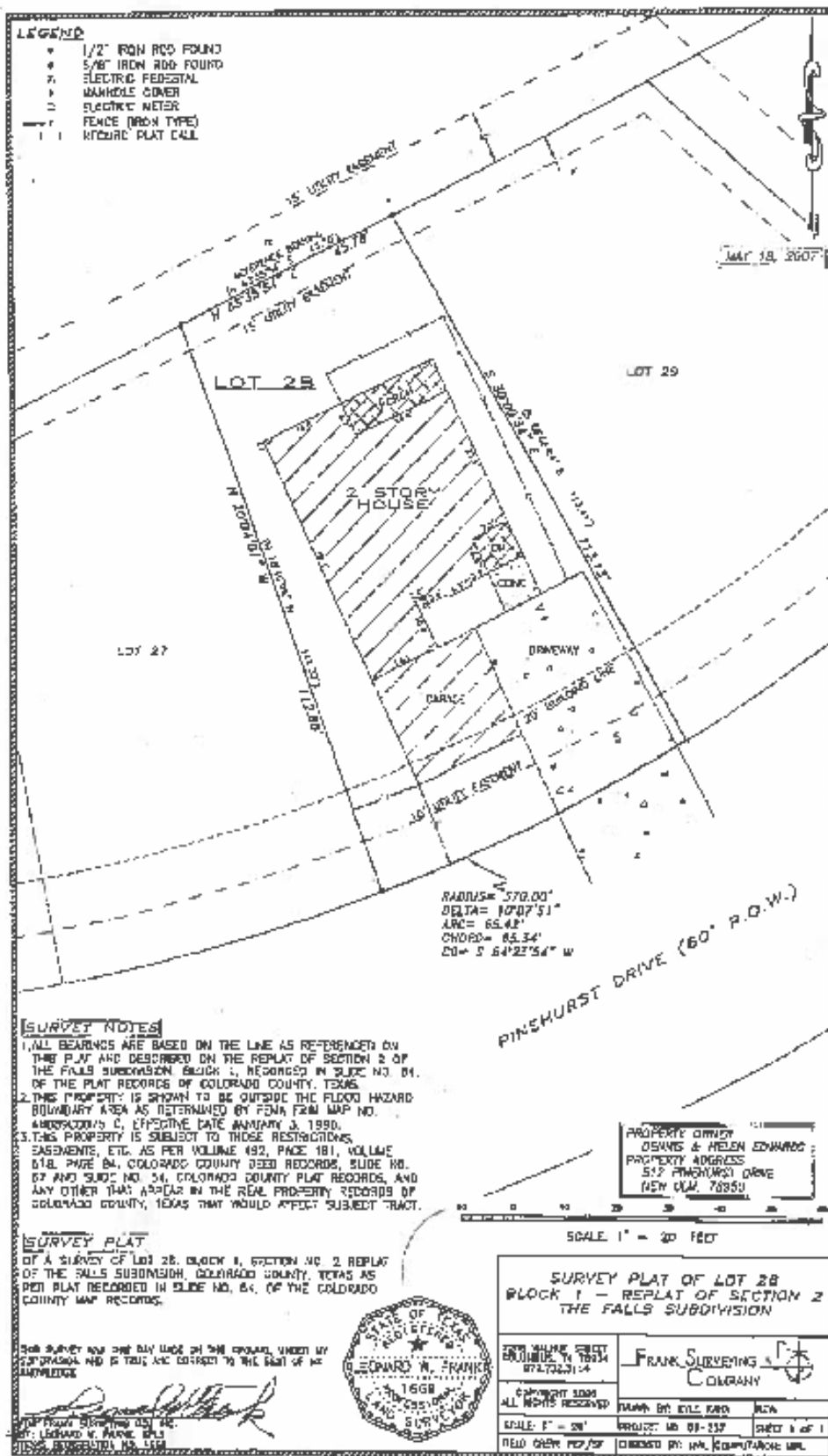


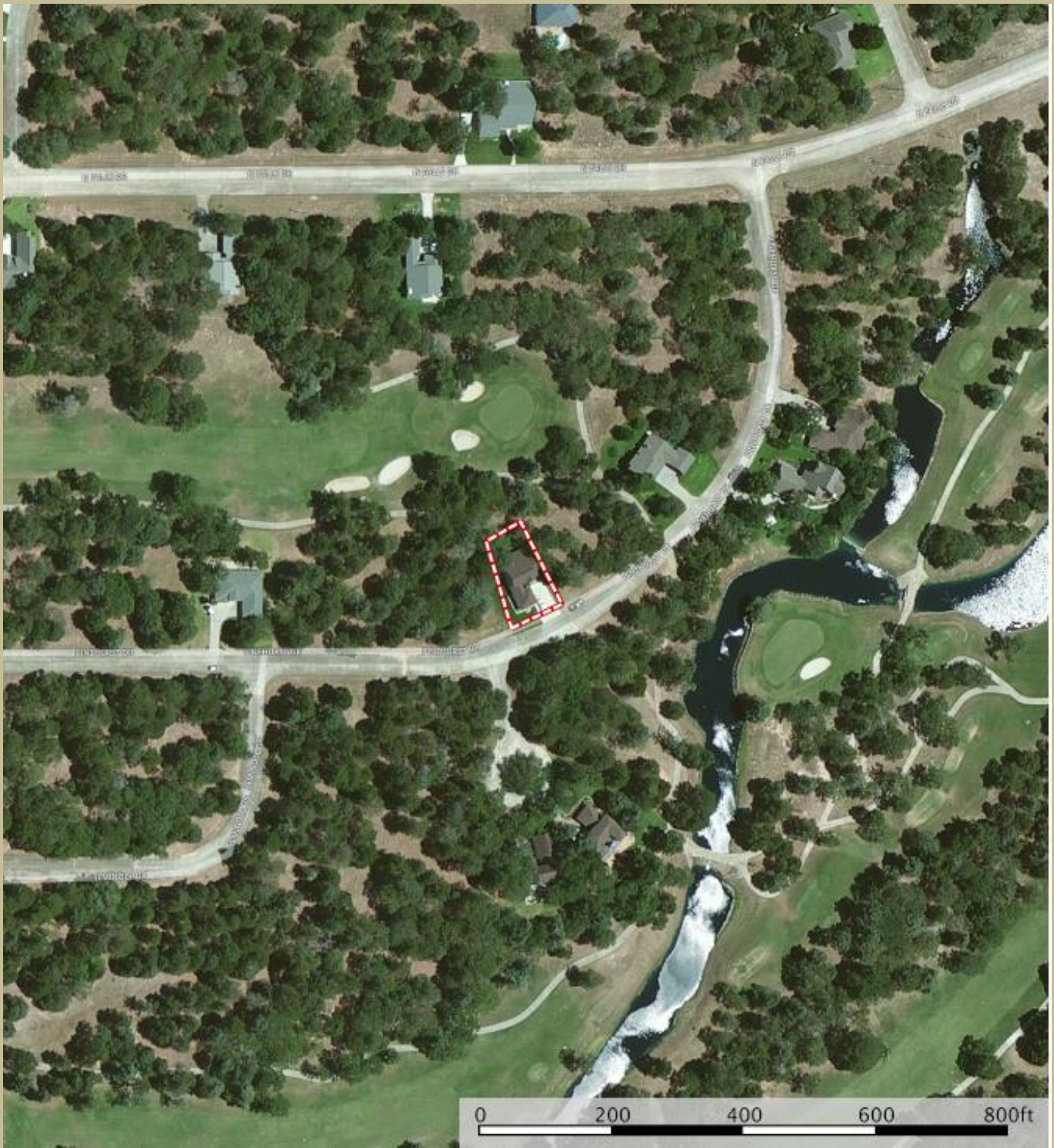


HOME LISTING

Address of Home:		512 Pinehurst Drive New Ulm, Tx 78950		Listing		104202 txls	
Location of Home:		Blk 1, Lot 28 The Falls Replat Section II and House					
County or Region:		Colorado County		For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Subdivision:		The Falls		Property Size:		.12 acres	
Subdivision Restricted:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Mandatory Membership in Property Owners' Assn.		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Listing Price:		\$299,900.00		Home Features			
Terms of Sale				<input checked="" type="checkbox"/> Ceiling Fans No. 4 <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Garbage Disposal <input checked="" type="checkbox"/> Microwave (Built-In) <input checked="" type="checkbox"/> Kitchen Range (Built-In) <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Refrigerator			
Cash:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Items Specifically Excluded from The Sale: LIST:			
Seller-Finance:		<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
Sell.-Fin. Terms:							
Down Payment:							
Note Period:							
Interest Rate:							
Payment Mode:		<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.					
Balloon Note:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
Number of Years:							
Size and Construction:				Heat and Air:			
Year Home was Built:		2006		<input checked="" type="checkbox"/> Central Heat <input type="checkbox"/> Gas Electric <input checked="" type="checkbox"/> Units: 2 <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Gas Electric <input checked="" type="checkbox"/> Units: 2 <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Fireplace(s) <input type="checkbox"/> Wood Stove <input checked="" type="checkbox"/> Water Heater(s): <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric			
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES					
Bedrooms:		3 2 1/2					
Size of Home (Approx.):		2,071 sq ft Living Area					
		2,942 sq ft Total					
Foundation:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other					
Roof Type:		Shingle		Year Installed:		2006	
Exterior Construction:		Rock					
Room Measurements:		APPROXIMATE SIZE:		Utilities:			
Living Room:				Electricity Provider: San Bernard Electric			
Dining Room:		13x10		Gas Provider:			
Kitchen:		14x13		Sewer Provider: MUD- The Falls			
Family Room:		15X21		Water Provider: MUD- The Falls			
Utility:		5x6		Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Depth:			
Bath:		4x9		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		Year Drilled:	
Master Bath:		9x10		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		Average Utility Bill: Monthly approx. \$150.00	
Bath:		3x6		<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Master Bdrm:		15x13				Taxes: Colorado Co. Year 2016	
Bedroom:						School: \$2,201.91	
Bedroom:		10x10				County: \$876.47	
Bedroom:		12x12				The Falls MU \$897.60	
Office/Media:		10x14				Hospital: na	
Garage <input checked="" type="checkbox"/> Carport: <input type="checkbox"/>		No. of Cars: 2				City: na	
Size:		<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached				Taxes: \$3,995.74	
Porches:						School District: Columbus ISD	
Front: Size:						Additional Information:	
Outdoor Living:						Steel Frame Construction	
Deck: Size: 10x15		<input type="checkbox"/> Covered				Located on the 15th green of The Falls golf course	
Deck: Size:		<input type="checkbox"/> Covered				Outdoor Living and Kitchen	
Fenced Yard: No							
Outside Storage: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Size:					
Construction:							
TV Antenna <input type="checkbox"/>		Dish <input checked="" type="checkbox"/>		Cable <input type="checkbox"/>			

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