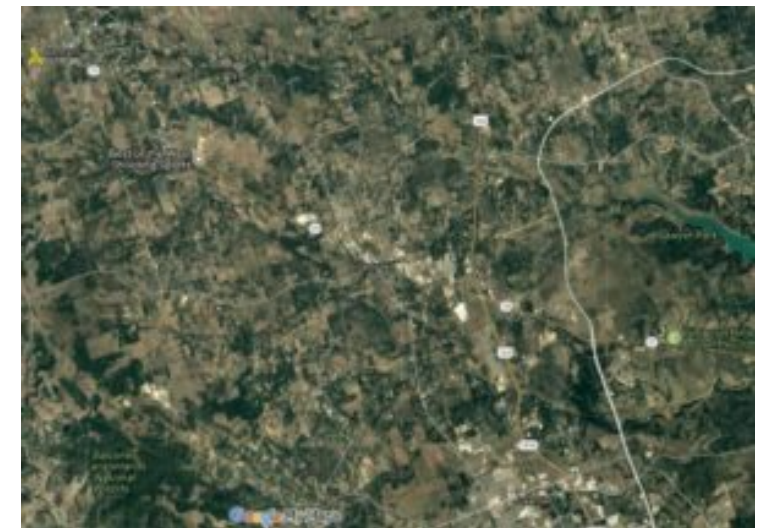
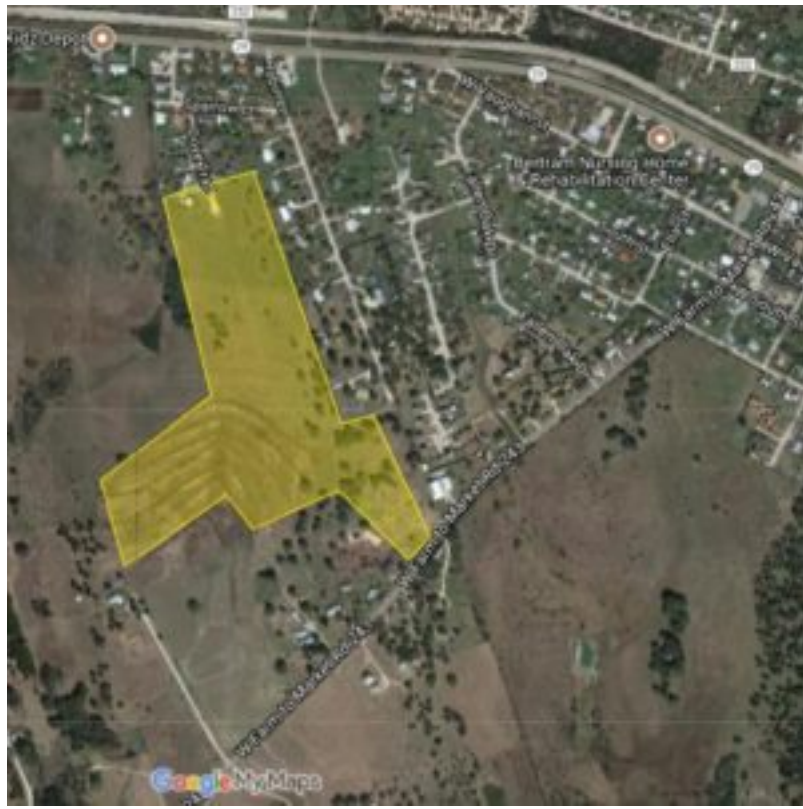


Contact: Henry de Keratry Jr
Email: hdk@keracommercial.com
www.KeraCommercial.com
512 | 335 | 4554



Dove Meadow - Bertram, TX



Details

Listing Company: Kera Commercial
Listing Contact: Henry de Keratry Jr. - 512 | 413 | 4995
Status: Active
Address: 401 Dove Trail, Bertram, TX 78605, USA

Description

Builder or investor opportunity to purchase from 1 to 69 finished, single-family lots in Bertram city limits, Burnet County. Excellent building sites for affordable homes. Phase 2 is currently on the ground and ready to go, with a handful of homes currently under construction. Prices range from \$44,000 up to \$48,000. Wholesale pricing possible for multiple lot purchase. All lots are curbed and guttered with underground electric, water and sewer to site. No gas available. No HOA. Easy deed restrictions. Some lots with trees. Architectural control committee approves floor plans with easy process. Low taxes in Burnet County and great community of Bertram. No minimum lot purchase, buy 1 or all. Will be 96 additional lots in Phase 3 and 4, not yet built. A handful of lots will require sidewalks to be built and a few will require grinder pumps. Lots range from 50' in width up to 70' in width, approximately. Site built only, no mobile, modular or manufactured homes.

Water and Sewer Impact and Tap Fees:

Water Impact = \$1,880 + \$850 tap/connection fee

Sewer Impact = \$2,225 + \$300 tap/connection fee

Utility Information:

Water/Sewer = City of Bertram

Electric = Pedernales Electric

Phone/Internet/Cable = Spectrum

Natural Gas service not available

Additional Information:



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Dove Meadow Site Plan and Plat Dove Meadow Phase 2 Dove Meadow Inventory List and Description Dove Meadow Deed Restrictions Phase 2 Setbacks

Location

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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

KERA Commercial	560916	info@KERACommercial.com	(512)335-4554
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Henry de Keratry	92471	henryd@kerarealty.com	(512)517-4433
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date