

## AGENT HANDOUT



MLS # **112628**  
 Class **RESIDENTIAL**  
 Type **Single Family**  
 Price **\$165,900**  
 Status **ACTIVE**  
 Area **10W W Falls Southwest**  
 Address **4708 ELDORADO DRIVE**  
 City **Wichita Falls**



Bedrooms **4**  
 Full & 3/4 Baths **2**  
 1/2 Baths **0**  
 Garage Type **Attached Garage**

Capacity **2**  
 Living Areas **One**  
 Eating Areas **Breakfast & Formal**  
 Also For Lease **No**  
 Square Foot Range **2000-2499 SqFt**

**CALL ERIK AT (940) 689-2025 or (817) 999-9489**

**LO: NORTEX REALTY**

**LA: MICHAEL A DETRICK - Cell: (940) 733-9772**

CSA **0**  
 CBA **3**  
 Code **Dual/Variable**  
 Agreement **Exclusive Right to Sell**

Owners Name **Errik & Shannon Nikula**  
 Listing Date **1/19/2010**  
 Expiration Date **7/19/2010**

01/27/2010 09:25 AM



### GENERAL INFO

Legal: Lot	<b>18</b>	Living Room		Lot Size	<b>91.00-110.00</b>
Legal: Block	<b>4</b>	Dining Room	<b>12.8 x 11.4</b>	Owners Assn	<b>No</b>
Legal Addition	<b>Belair</b>	Breakfast Room	<b>13 x 11.3</b>	Membership	
Subdivision Abbreviation	<b>Belair</b>	Den/Family Room	<b>21.6 x 20</b>	Annual Owners Assn Fee	
Mobile Home Y/N	<b>No</b>	Office		Elementary Schools	<b>West Foundation</b>
Manufactured Home Y/N	<b>No</b>	Master Bedroom	<b>16.6 x 13.6</b>	Jr High Schools	<b>Call Wfisd</b>
Sellers Disclosure Y/N	<b>Yes</b>	Bedroom 2	<b>12 x 11.5</b>	High Schools	<b>Call Wfisd</b>
Lead Paint Disclosure Y/N	<b>No</b>	Bedroom 3	<b>11 x 11</b>	Title Company	<b>Archer Title</b>
Handicap Accessible Y/N	<b>No</b>	Bedroom 4	<b>13 x 12.2</b>	Survey Available Y/N	<b>Yes</b>
Year Built	<b>1983</b>	Kitchen	<b>13 x 9.2</b>	Option Expiration Date	
Excluded Property	<b>All personal</b>	Extra Room 1		Directions	<b>West on Belair off of Fairway near United Marketstreet. Corner</b>
Living Area SQFT	<b>2049</b>	Extra Room 2			
Source	<b>Appraisal</b>				

### FEATURES

STYLE <b>One Story</b>	FIREPLACE <b>Yes, Family Room, Woodburning FP</b>
EXTERIOR <b>Brick</b>	FLOOR COVERING <b>Tile, Carpet</b>
ROOF <b>Composition</b>	INTERNAL AMENITIES <b>Security System, Garage Dr Opener, Washer Conn, Dryer Conn, Electric, Utility Room</b>
FOUNDATION <b>Slab</b>	KITCHEN FEATURE <b>Dishwasher, Disposal, Built-In Range/Oven</b>
EXT. AMENITIES <b>Sprinklers, Double Pane Windows, Covered Patio, Fence d, Privacy</b>	ZONING DISTRICT <b>Single Family Res</b>
LOT SIZE <b>0.5 Acres or Less</b>	FLOOD PLAIN <b>Not Flood Plain</b>
LOT DESCRIPTION <b>Corner, Faces West</b>	TERMS <b>VA, FHA, Conventional</b>
UTILITIES <b>Public Water, Public Sewer, Total Electric</b>	BACKUP ACCEPTED <b>Yes</b>
HEATING <b>Central Electric</b>	
AIR CONDITIONING <b>Central Electric</b>	

### REMARKS

**Attractive 4 bedroom with lots of updates by current owner. Those include kitchen appliances, ceramic tile, paint, lighting, and carpet. Large family room with fireplace plus formal area off of wide entry foyer. Isolated master suite. Corner lot with side entry garage. Privacy fenced backyard with oversized covered patio. This is fine home at a great location close to West Foundation School and United Marketstreet. Priced right. A must see!**

### AGENT ONLY REMARKS

**Call Tim Brewer for more details 224-9953. NO SHOWINGS ON SUNDAY. This is worth your time.**

How Sold	Amount Financed	Sell Agt 1 - Agt Name
Contract Date	Interest Rate	Sell Ofc 1 - Ofc Name
Closing Date		Sellers Points
Sold Price		

This information is deemed reliable, but not guaranteed.

Address