

MLS#: 20648760 Incomplete Property Type: Residential Income			<u>1</u> !	1513 N Commerce Street Gainesville, TX 76240 SubType: Quadruplex					LP: \$800,000 OLP:		
				Subdivision County: Country: Parcel ID: Lot: 5 Legal: Unexmpt T Spcl Tax Au	Cooke United Si <u>325267</u> <b>Block:</b> A PATRIOT <b>X:</b>	OT ADDITION Lake Na States 7 Plan Dv		A; LOT 5; /	ime: Ipm: cl: No MUD Dst: No		
IOA:	None			Bldg SqFt: Yr Built: # Units: # Park Sp: Lot Dim:	2024/Build 4	er/New Co # Bu Occu Acre H	ildings: : ipancy:	1 0.381	Baths: t&Pool: Hdcp Am: Subdivide Smart Hm		
	NO				nformation		ine rype:				
School Dist: Elementary: Primary: Intermediate:	Gainesville ISD Lee		Middle Jr Higl	h: Gainesv			High: Sr High	Gainesvi :	ill		
					formation						
<b>Type</b> 2 Bedroom	Living 14X13	Dining 0X0	Kitchen 11X14	Mstr Bed 11X11 Fea	Unit SF 1,002 itures	<b>#FB</b> 2	<b>#НВ</b> 0	<b>Avg Lea</b> \$12	ase <b># Unit</b> e 4	5	
Construction:	Wood				Kitchen Eq Flooring:	Ele		, Microwav	Dryer, Electric ve, Refrigerat		
Basement: Roof: Alarm/Security Patio/Porch: Type of Fence: Park/Garage: Street/Utilities:	Patio Back Yard, Fe Concrete, No	Garage, O	n Site, Park		Heating: Cooling: Windows: Special No Possessior	Ce Ce <b>tes:</b> I: Clo	ntral ntral Air sing/Fund	ing			
Fot Ann Exp Inc Showing: Interior Feat:	Appointment C Cable TV Avai				Levels:	2					
Basement:	No			Rer	Prop Finan narks	ce: Ca	sh, Conver	ntional			
Property Description: Public Driving Directions:	Brand New Quad Fenced backyard throughout, and furnished with a has single sinks, unit has a fence See GPS	d with a pa there is a washer 8 , a tub-she	atio perfect a built-in mi dryer in ea ower combo	for BBQ. Cra crowave in t ich unit. LVT	ftsman style he kitchen, a flooring thre	e, two-sto a double s oughout e	ry Quadple ink, and a ach unit, w	ex. Granite dishwashe vith carpet	countertops er. The laund on the stairs	are ry closet come s. The full batl	
Private Rmks:	All information h sizes and school			ble but not o			l buyer's a	igent to ve	rify all data,	including roor	
		CDOM			OM:			6/10/2024		17/2025	
SUB: 0 - \$ BAC: 2 - %		CDOM VAR:	No	Do	7M:		LD: 0	6/18/2024	<b>XD:</b> 01/	17/2025	
LO Addr: 12 List Agt: 0s LA Email: 0s LA Website: wy Off Web: wy	istar Properties 04 W Universit car Meza (0590 car@unistarlease ww.UniStarLease ww.unistarlease.co	(MEZA0 y Drive, \$ 0035) (94 .com .com	Suite 300 D	Penton, Tex	as 76201	LA Cell: LA Othr: LO Sprvs	:	unistarleas	LA Fax: LA/LA2 Te	<b>xting:</b> No/No	
Pref Title Co: C	apital litle					Location	2400 Da 2758	allas PKWY	#560, Plano	972-682-	

**Showing Information** 

Call:Showing ServiceAppt:Keybox #:\*\*\*\*KeyboxShow Instr:Turn off Lights and AC. Leave remarShow Srvc:BrokerBayOccupancy:VacantShowing:Appointment Only, Showing ServiceSurveillance Devices Present:NoneConsent for Visitors to Record:None

 Showing Service
 Appt:
 (800) 257-1242
 Owner Name:
 See Agent

 \*\*\*\*
 Keybox Type:
 Combo
 Seller Type:
 Builder

 Turn off Lights and AC. Leave remarks. The agent in the code and will show the building.
 Builder

**Open House:** 

Prepared By: Oscar Meza Unistar Properties on 07/05/2024 15:43











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