



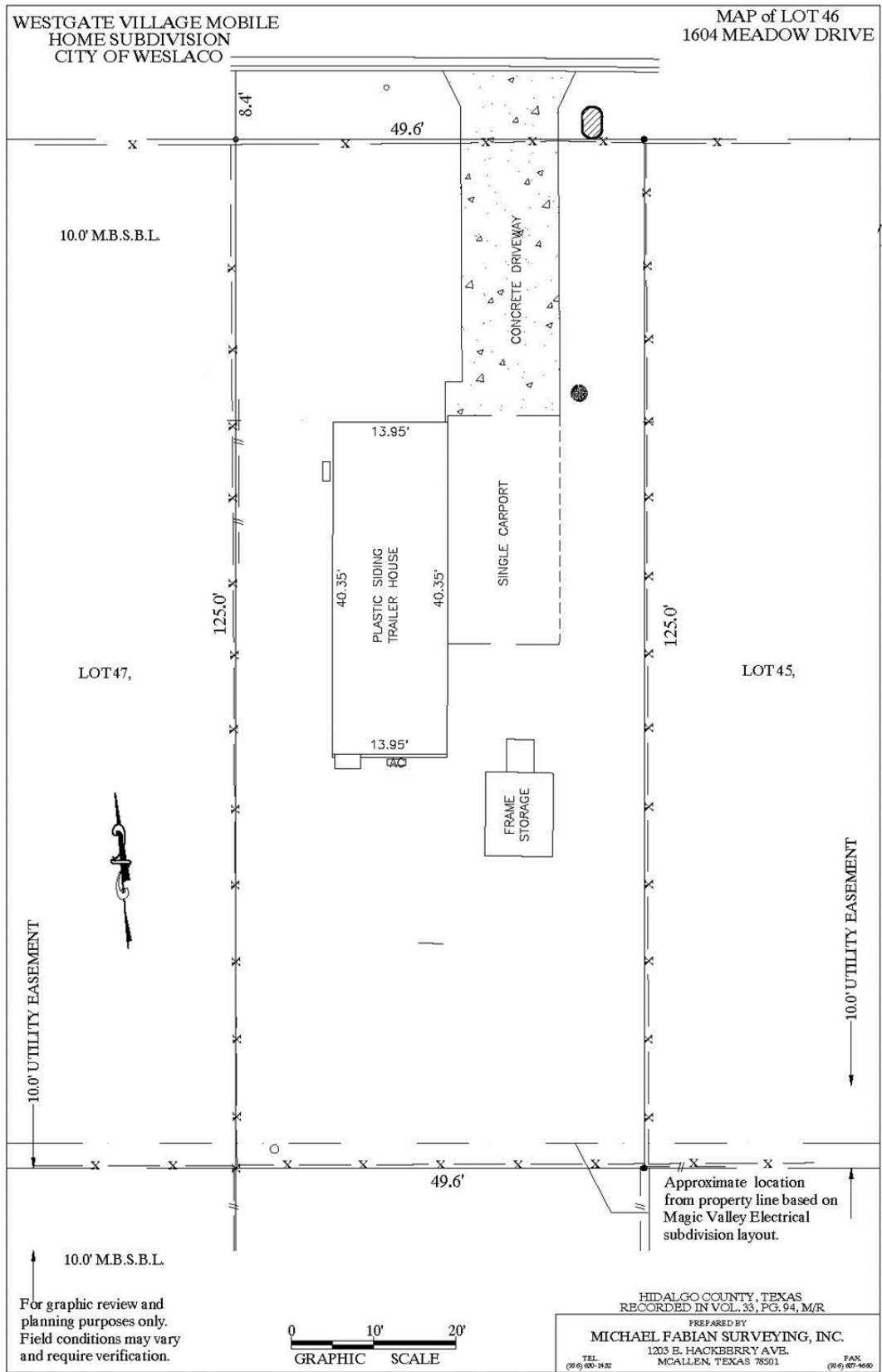
"HOME IS WHERE THE HEART IS"

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Improved Property Plat Map





Features & Specifications

Lot No. / Address: Lot 46, 1604 Meadow Drive, Weslaco, TX 78599
Lot Dimensions (Area): 49.60' X 125.0' (6,200 SF / 0.1423 Acre)
Driveway-Dimensions (Area): 10' X 55' (550 SF) Driveway / Covered Parking Area
Fencing Type: Attractive 6' - high front chainlink fence and rolling gate across driveway; 6' high perimeter chainlink fence with twisted selvage
MH Dimensions (Area): Singlewide, 14' X 40.0' (560 SF)
Configuration: BR/BA: 1BR / 1BA with ample Master Bedroom, large closet with mirrored doors
Manufacture, Model & Year: 1993 Fleetwood, Model: Festival; TXFLP12A17951FD, TXS0613400
Wind Zone/Climate Zone: Wind Zone 1 / Climate Zone 1

Features & Amenities:

FULLY REFURBISHED!

Landscaping, Perimeter fencing, exterior and carport lighting

Appliances
Refurbished Cabinets
NEW Countertops
NEW A/C units
NEW flooring

And MORE!

Heating / Cooling: two, Cree 1.0 Ton "Mini-splits", wall mounted, electric with remotes; living room and master bedroom
 Kitchen: Refurbished cabinetry with all new formica countertops; refurbished Range-Cooktop; Refrigerator with ice maker
 Vaulted Ceilings: Kitchen & Living Room areas with 8' ft. height and new luxury vinyl flooring
 Utility: Brand new stackable washer machine and dryer;
 Utility: New 40 Gallon electric water heater
 Entry Landing & Deck: 12 X 20 covered carport, with elevated walkway, stairs and railings along both main and 2nd entrance
 Skirting: White Vinyl, vented panels concealing foundations and crawl-spaces, perimeter concrete base, reinforced perimeter support
 Exterior Lighting: Carport lighting included
 Exterior Electric: Plug-receptacles at front deck and rear door; motion sensor lighting in rear of home
 Landscape Irrigation: Plumbed hose bibs on both sides of the home. Site is drip irrigated for designated flower bed areas with 4-zone controller; new landscaping in front/side area. Additional zone for future use.
 Decorative side lattice fence self-climbing plants for privacy and beauty
 Utility shed: 8' x 10', "as-is"

Electric: Magic Valley Electric Cooperative
Water & Sewer: City of Weslaco
Refuse Collection: City of Weslaco
Cable/WiFi/Phone: Spectrum, Dish, Frontier, Direct TV all available
Weslaco ISD:

- **Elementary School:** Cleckler-Heald Elementary School
- **Middle School:** Beatriz G. Garza Middle School
- **High School:** Weslaco High School

***DISCLAIMER*:** Lot Features, Home Features and Amenities are believed to be accurate at the time of publication but may be subject to change, and will be updated by DMI Westgate, LLC from time to time, as necessary.



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BUYER NOTES: