

BUYING • SELLING • RENTING • HOME BUILDERS • HOME SERVICES • MORTGAGE LENDERS

# SUNDAY

## REAL ESTATE GUIDE

O F C E N T R A L T E X A S

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### 2204 OMAHA, KILLEEN

Skipcha Mountain Estates



See page 5  
for more  
information

**JUNE 6, 2010**

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**ATTENTION HOMEBUYERS -**  
**TX VET IS CURRENTLY**  
**4.20 - 4.70% (6/4/10)**  
**DON'T MISS THESE RATES!**

**For 24 Hour Recorded Information & Address Simply Dial**  
**1-800-950-4847 & enter the 4 digit code**



**Harker Heights \$299,900**

*In-ground pool w/heated spa!*  
4 bedrooms, 2.75 baths, 2 living & 2 dining rooms;  
Side entry garage; Hardwood floors; Upgraded loft  
space; Stainless steel appliances

Enter 1432



**Copperas Cove \$158,900**

*Fish pond w/fountain!*  
4 bedrooms, 2.25 baths & 2 dining rooms;  
Step-up ceilings w/crown molding accents;  
Covered patio; Security system

Enter 1522



**Harker Heights \$279,900**

*Side entry garage & detached garage!*  
5 bedrooms, 3.75 baths, 2 living & 2 dining  
rooms; Upgraded wood pergio floors; Corner  
fireplace; Added sunroom w/tile floor

Enter 1382



**Killeen \$167,265**

*Delightful dash of landscaping!*  
4 bedrooms, 2.75 baths, 2 living & 2 dining  
rooms; Island breakfast bar; All bedrooms on  
upper level; Huge backyard

Enter 1472



**Harker Heights \$309,900**

*Lake view & 1.3 acre lot!*  
4 bedrooms + office, 3.75 baths, 2 living &  
2 dining rooms; Side entry garage; Granite  
counters; Woods in backyard

Enter 1392



**Killeen \$149,900**

*Packed with amenities!*  
4 bedrooms, 2 baths & 2 dining rooms; Crown  
molding & high ceilings throughout; Granite in  
kitchen & both baths; Stainless steel appliances

Enter 1512



**Harker Heights \$285,000**

*Large corner lot!*  
5 bedrooms, 4.5 baths, 3 living & 2 dining  
rooms; 2 fireplaces; Side entry garage; Wet  
bar; Marble counters; Sauna

Enter 1402



**Killeen \$169,900**

*Huge kitchen w/plenty of storage!*  
4 bedrooms, 2.75 baths, 2 living & 2 dining  
rooms; Built-in desk, 18 cabinets & 12 drawers  
in kitchen; TX sized walk-in closet

Enter 1532



**Harker Heights \$164,900**

*Extra parking pad!*  
Split floor plan; Fireplace; Garden tub  
w/separate shower; Covered patio & open  
extended patio; Upgraded security system

Enter 1442



**CALL TODAY FOR YOUR MORTGAGE PREQUALIFICATION!**

**254-690-3765**

**CYD WEST, Sr. Vice President**

**cyd.west@1stnb.com**



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# SHINE TEAM REALTORS OPEN HOMES

CALL 800-950-4847 & enter code 5102 for more information on this week's open homes!

**Shine Team**  
Realtors®

Be sure to stop by **TODAY** from 2 - 4 PM  
at the following open homes:



**1906 Guinevere, HARKER HEIGHTS**

**\$189,400**

Details include huge private backyard, granite in kitchen & baths, TV mount above fireplace & more!

Directions: From Killeen take

FM 2410 (knight's Way) exit; "R" on FM 2410;

"L" on Verna Lee Blvd.; "R" on Chaucer; "R" on Guinevere



**4410 Rich, KILLEEN**

**\$189,900**

Details include island kitchen w/built-in oven & granite counters, corner fireplace & rounded corner jetted tub!

Directions: From 190 take Trimmer exit;

South on Trimmer; "L" on Granex;

"L" on Rich

## Deployed in 2009?

Then you may still have time  
to take advantage of the

# TAX CREDIT!

The tax credit has been extended for military members who were deployed at least 90 days in the period beginning after Dec. 31, 2008 and ending before May 1, 2010.

CALL 800-950-4847 & enter code 4102 for more information on how to qualify!

**Shine Team**  
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# IT'S OUR TURN TO FINALLY OWN A —HOME—

## **YOU'RE CLOSER TO HOME THAN YOU THINK!**

The Texas Department of Housing and Community Affairs has launched a new program to assist low to moderate income homebuyers who are interested in purchasing their first home!

- Down payment and/or closing cost assistance available
- 30-year fixed rate, safe mortgage loans
- Competitive interest rates
- Pre-purchase homebuyer education required
- Contact a participating lender to learn more and apply!



**Call 800-792-1119 or visit  
[www.myfirsttexas.com](http://www.myfirsttexas.com)**

*Click on the "Visit the Texas First Time Homebuyer" link.*

# YOUR FEATURED

**HOME OF THE WEEK!**

2204 OMAHA, KILLEEN • LOCATED IN SKIPCHA MOUNTAIN ESTATES • 254.690.8484



### In Search of Excellence!

- 4 bedrooms
- 3.5 bathrooms
- 2 living & 2 dining rooms
- Over-sized kitchen w/island
- Breakfast bar
- Built-in desk
- Bedroom and full bathroom on lower level
- Huge master suite with sitting area

**PRICED AT \$224,900**

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**This home has everything you need!  
You'll need a map to get find your way  
around the hugh master closet.  
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\$175/month

**Purchase**

\$325/month & up Low Down  
WAC

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Ask about our Lot Rent Specials!

**Pleasant View Mobile Home Park  
(254) 699-8093**

**305 S. Amy Lane #83, Harker Heights  
MHDRET00036233**

# Savannah Heights Tour of Homes

## OPEN HOUSES!



## CALL TODAY!

### Sunday, June 6, 2010 • 1 - 3PM

**207 Fitzgerald Circle • \$205,000**  
4/3.5/2/2/2



**Hosted by: Willie Jackson**  
Jackson Properties  
**254.371.3407**

**6112 Charlotte • \$149,900**  
3/2/2/2/2



**Hosted by: Lilo Carroll**  
ERA Colonial Real Estate  
**254.554.1292**



**6106 Emilie • \$186,500**  
4/2.5/2/1/2



**Hosted by: Teresa Anderson**  
ERA Colonial Real Estate  
**254.535.7269**



**6208 Emilie • \$149,900**  
3/2/2/2/2



**Hosted by: Pamela Moore**  
Coldwell Banker United  
**254.291.0098**





# The Elite Group



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**Charmaine K Springett**  
REALTOR®, ABR, GRI, SFR, SRS  
Direct Line: 254.289.6231  
Direct Email: [tobasteam1@centexbiz.rr.com](mailto:tobasteam1@centexbiz.rr.com)  
[www.charmainespringett.com](http://www.charmainespringett.com)

**Keith Tobas**  
Associate Broker, ABR, GRI, ASR  
Direct Line: 254.681.2608  
Direct Email: [tobasteam@centexbiz.rr.com](mailto:tobasteam@centexbiz.rr.com)  
[www.keithtobas.com](http://www.keithtobas.com)

**SUPPORTING THOSE,  
WHO SUPPORT US!**

## 509 Sumac Trail, Copperas Cove



### \$87,500 PROPERTY IS SUBJECT TO A SHORT SALE!

Lovely 4 bedroom, 2 bath home located in The Meadows subdivision of Copperas Cove. Features include his & her closets, window coverings, covered porch, built-microwave, drop-in range/electric oven, double vanities, garden tub, ceiling fans, wood fencing, corner-set wood burning fireplace, eat-in kitchen, breakfast bar, full size washer & dryer area, utility garage and so much more! MLS# 158580

## 4408 Sonora Drive, Killeen



### \$129,900 SPACIOUS SPLIT FLOOR PLAN WELCOMES YOU IN!

This 4 bdrm, 2 bath, 2 dining home highlights 1922 sqft. of living and is NEWLY PAINTED THROUGHOUT!!!! Exterior features include chain link fence, storage shed and wood deck. Just minutes from Ft. Hood & shopping. Other features include a dishwasher, disposal, drop-in range/electric oven, landscaping, double vanities, garden tub, walk-in closets, ceiling fans, fireplace, eat-in kitchen, full size washer/dryer area, separate utility room & more! MLS# 158571

## 4506 Sydney Harbour Court, Killeen



### \$151,000 IMMACULATELY CLEAN & SPACIOUS 3 BEDROOM PLUS LOFT IS READY TO MAKE YOUR OWN!!

Quality construction in a highly sought after location highlights 2 dining, 2.5 baths, and decorative paint throughout all perfectly situated in 1904 sqft. of living. Exterior features include privacy fence, landscaped lawn, and large back yard. Just minutes from Ft. Hood & shopping make this home a must have. MLS# 157080

## 5211 Teal Drive, Killeen



### SIMPLY BREATHTAKING 4 BDRM CONTEMPORARY WITH 2 BATHS!

Pampered yard w/privacy fence & in-ground sprinkler system. All brick quality w/ oversized garage. Over 1700 sqft. offered w/ oversized LV area. Custom built fireplace, high ceilings & lighted plant ledge accent the LV. Formal DN, eat-in kitchen, black smooth-top stove, black microwave vent-a-hood & black side by side refrigerator all included. Master bdrm fit for a King & Queen, walk-in closet, garden tub, separate marble shower w/bench & his/her marble sinks! Split floorplan offering 3 minor rooms all great in size. Nice size 2<sup>nd</sup> bath w/shower & lots of wood built-ins. Seeing is believing! Make this your home today! Call Keith Tobas for your personal tour... 254.681.2608

**The Elite Group**

501 W Stan Schlueter Loop | Killeen, TX 76542 | 254.526.3607

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Take a relaxing run, bike ride or walk along the privately-accessed trails, or enjoy a quiet moment on one of the many benches dotting the area. Everyone will enjoy the center of activity – the beautiful community pavilion with its pond area and natural landscape. Perfect for family gatherings or neighborhood get-togethers, the pavilion area is surrounded by picnic table seating. Paved road access is available to residents when needed to transport picnic supplies or accommodate physically-challenged individuals.

All kinds of songbirds, hawks, blue herons, ducks, geese, and various other shorebirds frequent the area, adding to the simple pleasures of living in close proximity to the great outdoors. You'll even find a natural spring tucked away at the northern tip of the trail for private moments of reflection.

**Call Jack Smith  
to reserve your lot.  
(254) 290-3132**





*the Connally*  
1,938 sq.ft./4 Bedrooms/2 Bath

*the Richardson*  
1,384 sq.ft./3 Bedrooms/2 Bath

*the Sterling*  
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**254.953.3344**

# PUBLIC OPEN HOUSE

SUNDAY, JUNE 6 • 1-4PM

Marketed by Nancy Yeonopolis  
Cloud Real Estate  
(254) 291-1300

**607 Shad Circle, Killeen • \$220,000 • MLS# 152931**

## Features Include:

4 bedrooms, 2.75 bathrooms in the main house,  
.75 in the cottage, 3 living, 2 dining areas & 4 car garage.



**DIRECTIONS  
TO OPEN HOME**



**Turtle Bend Subdivision**  
From Hwy 190, South on Trimmier, Right on Weiss,  
Right on Fishpond, Left on Shad Circle.

# B&W CONSTRUCTION COMPANY



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All of our new homes feature 4-sides brick construction, a Jacuzzi tub and a separate shower in the master bath, ceramic tile floors in the wet areas, granite counter tops in the kitchen and upgraded carpet throughout.

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Our goal is to provide our customers with the highest quality home at an affordable price. Call now for details and don't miss out on the opportunity to own a new home in Killeen's newest and finest neighborhood, Goodnight Ranch.



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**Your real estate questions answered by:**



**BROUGHT TO  
YOU BY:**



**Jerome Walker, REALTOR®**

**Jerome.Walker@era.com**  
**(254) 289-5822 cell**

**What is "fair market value," and how do I determine mine?**

Simply put, the fair market value of a house is the highest price an informed buyer will pay, assuming there is no unusual pressure to complete the purchase. Someone else - a neighbor, friend or relative - may point out advantages or disadvantages about your house that you hadn't thought about. Third-party views will help you start thinking of your house as a commodity, with positive and negative selling points. Then you should decide on a price that you feel is competitive with what other houses in your area have sold for.

My Comparative Market Analysis (CMA) of your house combined with an Absorption Analysis will give you a realistic figure based on most salient features of the local real estate market. It will provide information about recent sales of similar houses; including how much they sold for and how long it took. My professional price opinion will help you to determine the right asking price after you have determined if you are more concerned with selling by a specific date, or getting the best price.

**I HAVE MORE ANSWERS TO YOUR REAL ESTATE QUESTIONS. CALL, TEXT OR EMAIL ME TODAY!**

**www.colonialrealestate.com | ERA Colonial Real Estate | 777 Indian Trail, Harker Heights**

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**TOP TEN MOST IMPORTANT THINGS TO DO IF YOU WANT TO SELL YOUR HOME:**

**#1 Call EVA**

**Then leave #2-10 to her**



**Eva Keagle, REALTOR®**

Mobile: (254) 290-4300

Office: (254) 290-6616

Website: [evasells.com](http://evasells.com)

E-mail: [eva@evasells.com](mailto:eva@evasells.com)



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