

## Residential

2,425 Sqft - 1612 Ocaso Dr., LAREDO, Texas 78045

### Basic Details

Property Type:	<b>Residential</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>20240834</b>
Price:	<b>\$487,777</b>
Bedrooms:	<b>3</b>
Rooms:	<b>7</b>
Bathrooms:	<b>2</b>
Half Bathrooms:	<b>1</b>
Square Footage:	<b>2,425 Sqft</b>
Year Built:	<b>2021</b>
Lot Area:	<b>6,514 Sqft</b>
Price/SqFt:	<b>\$201</b>
Sq Ft Office Area:	<b>0</b>
Sq Ft Warehouse:	<b>0</b>
Total Square Footage:	<b>0 Sqft</b>

### Features

✓ Heating System:	<b>Central electric</b>
✓ Cooling System:	<b>Central electric</b>
✓ Fence:	<b>Completely fenced, Masonry</b>



Unravel the charm of this custom farmhouse design. With careful craftsmanship by AB Home, this home invites country living with a modern feel. Its warmth and simplicity welcome your guests to experience its appeal in a timeless farmhouse living style. Hints of custom real wood shelving throughout with endless custom flooring—no carpet—truly give the gorgeous natural feel! The open-concept living room captivates a homey, warm, nostalgic feel and features a central stone fireplace that invites you to relax.

✓	Fireplace	
✓	Patio/Porch/Deck:	Front, Rear
✓	Roof:	Composition shingle
✓	Parking:	Double attached

Address [Map](#)

Country:	US
State:	TX
City:	LAREDO
Zipcode:	78045
Street:	1612 Ocaso Dr.
Longitude:	W100° 32' 44.7"
Latitude:	N27° 37' 25.7"

MLS [Addon](#)

Type:	Single family residential
Status Detail:	1
Approx Age:	1
School District:	Uisd
Pets Y/N:	No
Condo Association Y/N:	Yes
HOA - Y/N:	Yes
Elementary School:	Uisd-muller
Middle School:	Uisd-united
High School:	Uisd-united
Single Family HOA Fee:	\$250
Short Sale Y/N:	No
✓ STYLE:	2 story
✓ CONSTRUCTION:	Stucco & other
✓ WATER	

HEATER:	Electric
✓ WATER:	Public water
✓ SEWER:	Sewer connection
✓ UTILITIES:	Underground utilities
✓ ATTIC:	Access only
✓ FOUNDATION:	Slab
✓ APPLIANCES:	Range
✓ FLOORS:	Tile
✓ KITCHEN FEATURES:	Kitchen/dining combo, Island, Ceiling fan, Custom, Quartz
✓ LOCATION DESCRIPTION :	Home owner
✓ DRIVEWAY:	Concrete drive
✓ FINANCING OFFERED:	Cash, Conventional, Va, Fha
✓ POSSESSION:	At closing & upon funding
✓ SHOWING INSTRUCTIONS:	Lockbox, Occupied
✓ AMENITIES:	Large master bedroom, Master bath spa, Walk-in closet

LA1Agent First Name: **Cindy**

LA1Agent Last Name: **Cantu**

LO1Office Name: **Coldwell Banker Ana Ochoa & Co**





Cindy Cantu  
[www.cindysellslaredo.com](http://www.cindysellslaredo.com)  
[956-235-7542](tel:956-235-7542)  
[ccantu@cbanaochoa.com](mailto:ccantu@cbanaochoa.com)



**COLDWELL BANKER**  
**ANA OCHOA &**  
**COMPANY**

7917 McPherson, Suite 201  
Laredo, TX 78041

Accredited Buyer Representation® Accredited Home Staging Specialist Seller Representative Specialist Certified Residential Specialist®