

\$149,000

MLS® #: 2560625

Type: Duplex
Unit Mix: 2/1
Stories: 1
Sqft: 1,598
Lot Size: 0.378 Ac
Taxes (Yr): \$2,241 (2015)
Subdivision: Bastrop Town Tr

Owner Pays:

Water

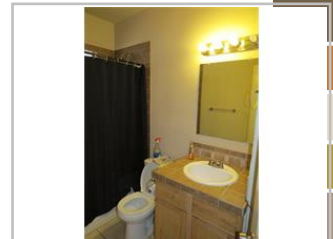
Utilities

Electricity on Property

210 Highway 21 Bastrop, TX 78602



Bastrop Duplex is GREAT CASHFLOW, easy management and long term tenants. COMPLETE REMODEL of both units a few years ago. Wiring, Kitchens, Baths, its all been updated. Easy to show, just coordinate with tenants. Unit B rent slightly below market as tenant works around the property. Priced well BELOW Central Texas duplex market.



Richard Ryon

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Email: Rich@Stanberry.com

Stanberry & Associates

1101 S. Capital of TX Hwy S #F-100

Austin, TX 78746

Office Phone: (512) 327-9310

Office Fax: (512) 327-3644

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\$275,000

MLS® #: 8147159

Type: Duplex
Unit Mix: 3/2
Stories: 2
Sqft: 2,300
Lot Size: 0.230 Ac
Taxes (Yr): \$75 (2014)
Subdivision: Tahitian Village, Unit
1

Owner Pays:

None

Utilities

Electricity on Property,
Underground

103 Homonu CT Bastrop, TX 78602



To Be Built Duplex

Prevailing rents. in area \$1.00 per square foot per month (\$1300 per month, per side)
Have Waiting List For Tenants



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\$329,900

MLS® #: 9076382

Type: Duplex
Unit Mix: 3/2
Stories: 1
Sqft: 3,000
Lot Size: 0.260 Ac
Taxes (Yr): \$61 (2015)
Subdivision: Tahitian Village, Unit
2

Owner Pays:

None

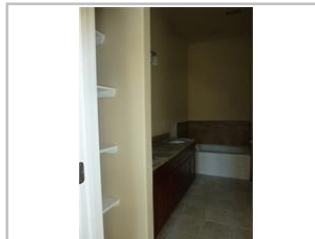
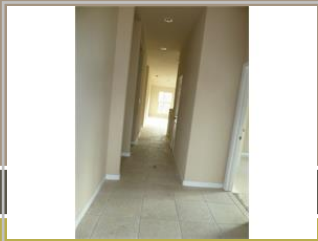
Utilities

Electricity on Property

127 N Kaupo DR Bastrop, TX 78602



Christopher David built one story duplex*will be ready mid March*Each side around 1500 square feet feels like a house*3 bedrooms 2 bath with one car garage*master has separate shower*Indoor utilities*Rents for each side is around \$1500 to \$1650 depending on timing* Tiled floors everywhere except bedrooms*carpet in bedrooms*Granite countertops and stainless Steel appliances* nice size deck and good size backyard*



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\$129,000

MLS® #: 5902078

Type: Duplex
Unit Mix: 1/1, 3/1
Stories: 1
Sqft: 1,684
Lot Size: 0.560 Ac
Taxes (Yr): \$2,626 (2015)
Subdivision: none

Owner Pays:

None

Utilities

Electricity on Property

**624 E FM 243
Bertram, TX 78605**



Great investment property or could be owner occupied on one side or both sides. Property is currently rented so they will need notice to move if new owner does not want tenants. Great location in Bertram close to school. Over 1/2 acre lot with trees for potential of expanding structures.



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\$329,900

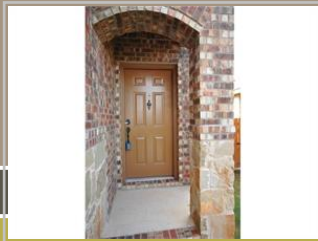
MLS® #: 5733169

Type: Duplex
Unit Mix: 3/2
Stories: 2
Sqft: 2,504
Lot Size:
Taxes (Yr): \$7,582 (2015)
Subdivision: Creekside Crossing
Water: City
Sewer: City on Property
Owner Pays:
HOA Dues
Utilities
Electricity on Property, Natural Gas on Property

550 & 554 Creekside FRST New Braunfels, TX 78130



TO BE BUILT! This spacious 1 story plan has island kitchen. New high end finish out similar to Modern Industrial Condo Style: Granite countertops, tile backsplash, pendant lights, plank tile flooring,, walk-in shower in master. Projected rents are \$1495 per side for this plan. Located near Resolute Hospital, major retail & schools. CONSTRUCTION ZONE-you can walk through other units under construction. All 20 on Creekside Orchard are under contract. Est completion is June '16. Prices going up Mar 1.



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\$329,900

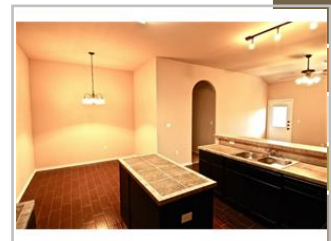
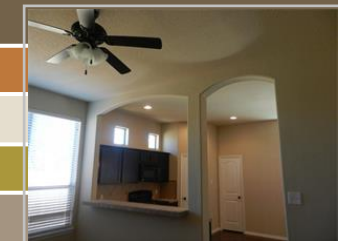
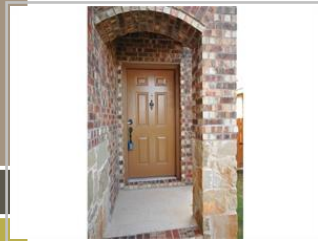
MLS® #: 9692091

Type: Duplex
Unit Mix: 3/2
Stories: 1
Sqft: 2,530
Lot Size:
Taxes (Yr): \$7,582 (2015)
Subdivision: Creekside Crossing
Water: City
Sewer: City on Property
Owner Pays:
HOA Dues
Utilities
Electricity on Property, Natural Gas on Property

546 & 542 Creekside FRST New Braunfels, TX 78130



TO BE BUILT! New subdivision of custom luxury duplexes. New 1 story plan is 3/2/2 with back porch. High end finish out similar to Modern Industrial Condo Style: Granite countertops, upscale lights & fixtures, upgraded tile & carpet. Walk-in shower. Located a mile to Resolute Hospital, medical/office, major retail, restaurants & schools. Rents~\$1495 per side. Phase V is sold out. CONSTRUCTION ZONE-walk through other units under construction. Est. completion is June '16. PRICES GOING UP MARCH 1.



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\$337,400

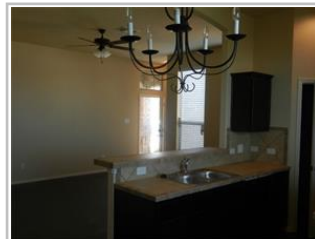
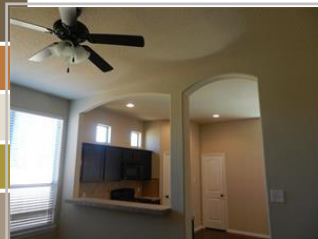
MLS® #: 9786860

Type: Duplex
Unit Mix: 3/2.5
Stories: 2
Sqft: 2,832
Lot Size:
Taxes (Yr): \$7,582 (2015)
Subdivision: Creekside Crossing
Water: City
Sewer: City on Property
Owner Pays:
HOA Dues
Utilities
Electricity on Property, Natural Gas on Property

565 & 561 Creekside FRST New Braunfels, TX 78130



TO BE BUILT! New 2 story plan. Island kitchen, covered back porch 3 bedrooms, 2.5 baths & 2 car garage each side. High end finish out~Modern Industrial Condo Style: Granite Countertops; Tile Backsplash; Upgraded Cabinets; Brushed Nickel Fixtures; Walk-in Shower in Master. Rents at \$1525 per door. Located ~ Resolute Hospital, med/office, schools. CONSTRUCTION ZONE-walk through other units under construction. All 20 duplexes on Creekside Orchard are UC. Est completion is June '16. PRICES GOING UP MARCH 1.



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\$350,000

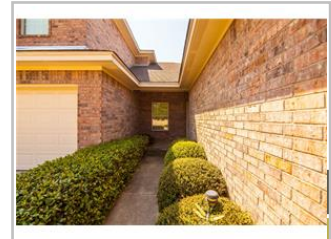
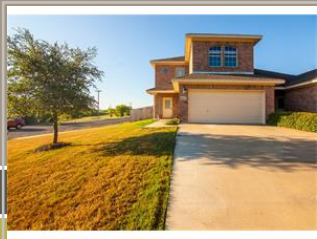
MLS® #: 7197105

Type: Duplex
Unit Mix: 2/2, 3/2
Stories: 2
Sqft: 3,222
Lot Size: 0.223 Ac
Taxes (Yr): \$4,948 (2014)
Subdivision: University Park Sec
01
Water: City
Sewer: City at Street
Owner Pays:
None
Utilities
Electricity on Property

1401 Bergin Georgetown, TX 78626



Immaculate Duplex on large corner lot in a cul-de-sac with a rare 2 story / 1 story combination! Spacious floorplan with lots of windows and natural light. Upgrades including, crown molding, recessed lights, tile flooring, upgraded sink fixture in kitchen, ceiling fans in rooms and more. Kitchens have tile flooring with a tile back-splash, large breakfast bar and nice sized pantry closets. Both units have 2 car garages, large backyards & entries on opposite sides. Great community close to highways & tolls



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\$339,000

MLS® #: 3531881

Type: Duplex
Unit Mix: 3/2.5
Stories: 2
Sqft: 2,838
Lot Size: 0.200 Ac
Taxes (Yr): \$8,483 (2016)
Subdivision: Villas at Creekside

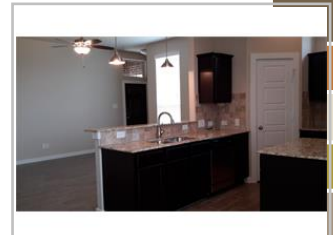
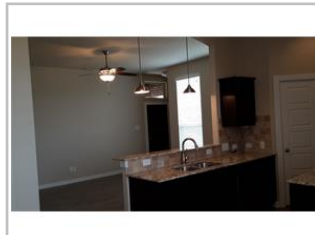
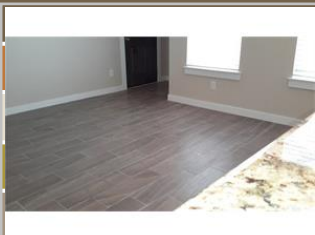
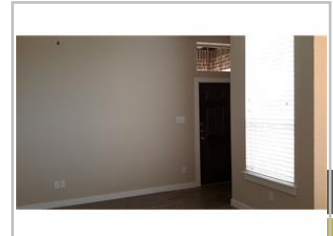
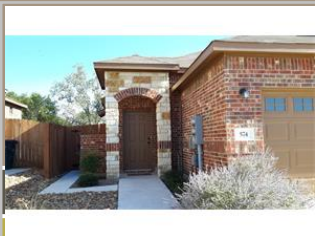
Phase II

Water: City
Sewer: City at Street
Owner Pays:
HOA Dues, None
Utilities
Electricity Available

**161 & 167 Lakeview CIR
Kyle, TX 78640**



TO BE BUILT! 12 custom luxury attached townhomes. WOW! New high end Modern Industrial Condo Style features: granite countertops, deep undermount sink, pull-out faucet, pendant lights, upgraded wood look tile & carpet, walk-in shower-master. Spacious living areas with high ceilings, island kitchens, covered back porch. Walking distance to Tobias El. Rents~\$1,495 per side. Estimated completion September 2016. Drive out & see previous townhomes in Phase I at Creekside Villa Dr. Street is in. Also 3530 plan.



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\$379,000

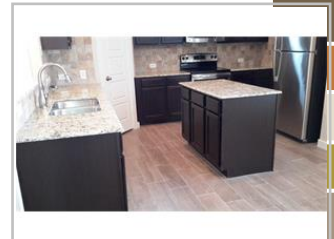
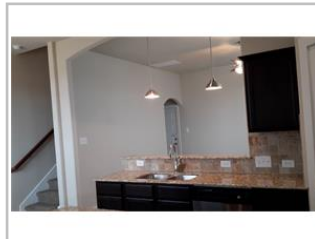
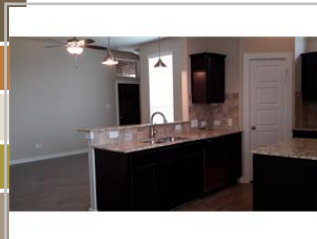
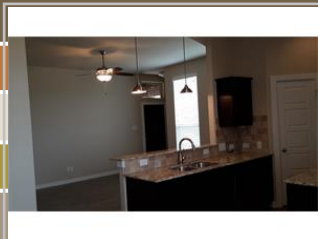
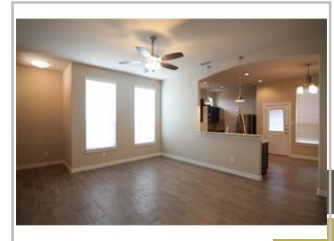
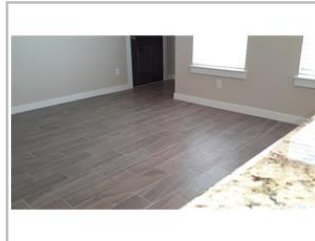
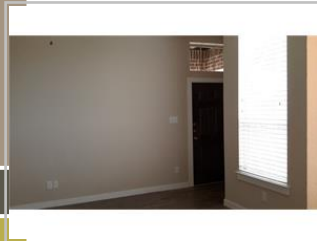
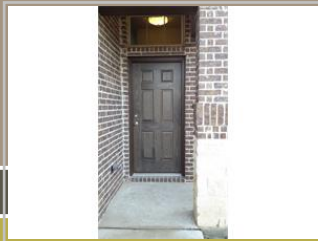
MLS® #: 9795464

Type: Duplex
Unit Mix: 3/2.5
Stories: 2
Sqft: 3,530
Lot Size: 0.200 Ac
Taxes (Yr): \$8,483 (2016)
Subdivision: Villas at Creekside
Phase II
Water: City
Sewer: City at Street
Owner Pays:
HOA Dues, None
Utilities
Electricity Available

100 & 106 Lakeview CIR Kyle, TX 78640



TO BE BUILT! 12 custom luxury attached townhomes. Value Builder. WOW! New high end Modern Industrial features: granite countertops, undermount sink, pull-out faucet, pendant lights, upgraded wood plank tile, walk-in shower-master. Huge plan has 3530 sqft: covered back porch, game room & 3 bedrooms up, balcony off master. Walk to Tobias El. Rents are \$1,695 per side. Estimated completion September 2016. Drive out & see new street/previous townhomes in Phase I at Creekside Villa Dr. 2838 plan also available.



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\$225,000

MLS® #: 3335633

Type: Duplex
Unit Mix: 2/2, 3/2
Stories: 1
Sqft: 2,146
Lot Size: 0.168 Ac
Taxes (Yr): \$5,167 (2014)
Subdivision: Sturm Parke

Owner Pays:

Yard Maintenance

Utilities

Electricity Available

**124126 Marvin CV
Hutto, TX 78634**



This is one of five duplexes that the owner would like to sell as a package. The other units are 108/110, 112/144, 120/122 and 128/130 Marvin Cove. Will consider selling units separately.



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\$265,000

MLS® #: 9697201

Type: Duplex
Unit Mix: 3/2
Stories: 1
Sqft: 2,608
Lot Size: 0.104 Ac
Taxes (Yr): \$361 (2014)
Subdivision: Jarrell Town

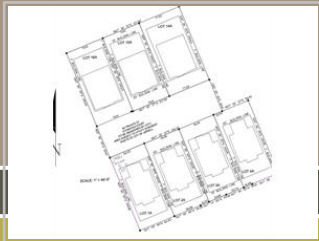
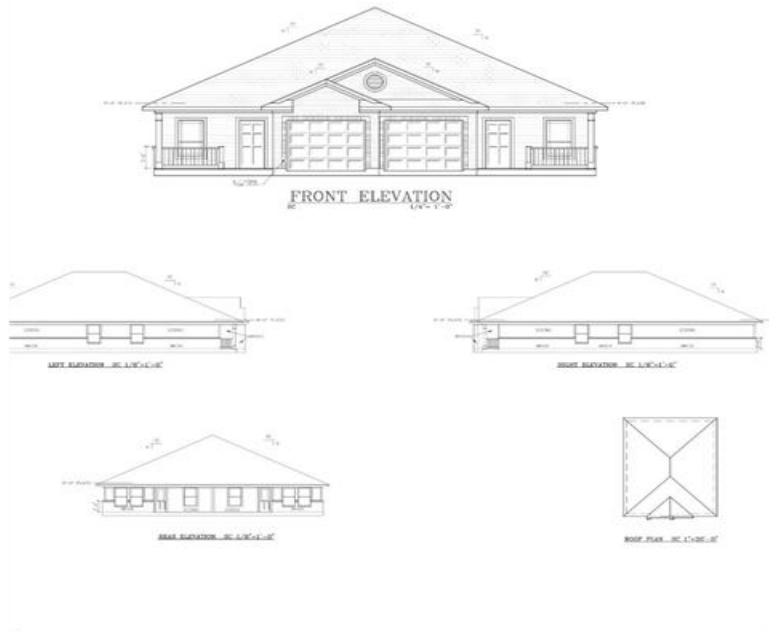
Owner Pays:

See Agent

Utilities

See Agent

101 Avenue C Jarrell, TX 76537



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\$165,000

MLS® #: 6362588

Type: Duplex
Unit Mix: 3/2
Stories: 1
Sqft: 2,176
Lot Size: 0.310 Ac
Taxes (Yr): \$3,948 (2015)
Subdivision: hidalgo ranch
Water: City
Sewer: City on Property

Owner Pays:

None

Utilities

Electricity on Property, Phone on Property

1907 charleston Killeen, TX 76542



FHAAR 2016

Great Investment opportunity.



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\$430,000

MLS® #: 9382291

Type: Duplex
Unit Mix: 3/2
Stories: 1
Sqft: 3,744
Lot Size: 2.500 Ac
Taxes (Yr): \$7,908 (2015)
Subdivision: Leander Hills
Water: City
Sewer: Septic on Property

Owner Pays:

See Agent

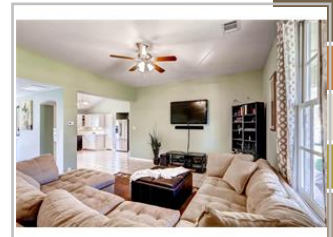
Utilities

Electricity on Property, Propane on Property

13902 Gillum Creek DR Leander, TX 78641



Tremendous opportunity to purchase two great homes on 2.5 acres in beautiful Leander Hills Country. Wet weather creek on property and peaceful surroundings. Tenants will stay if desired, or you may choose to live in one home and generate income on the other property. Both homes are three bedrooms, two baths with two car attached garages. The larger home has a privacy fence and deck. Stately oaks provide shade and seclusion.



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\$445,000

MLS® #: 1362483

Type: Duplex
Unit Mix: 3/2
Stories: 1
Sqft: 2,700
Lot Size: 0.275 Ac
Taxes (Yr): \$9,012 (2015)
Subdivision: Lohmans Crossing

Estates Sec 1

Water: MUD

Sewer: MUD

Owner Pays:

None

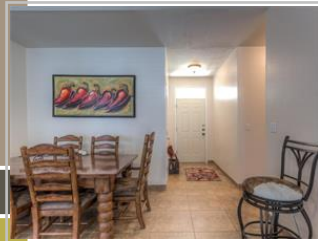
Utilities

Electricity on Property,
Internet-Cable, Phone on Property

203 Sailmaster ST Lakeway, TX 78734



Hot Property, Choice Duplex In Lakeway near City Hall. Side A Currently Owner Occupied , Side B has long term tenant with lease renewing in June. Excellent Condition with many recent updates, new roof, new gutters, new paint inside and out, some new flooring. See Documents for complete information. Ready for New Owner/Occupant or Investor. Pets on Property so advance scheduling required, please give 2 hour notice if possible. Text Owner for showing appointment.



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\$140,000

MLS® #: 8630038

Type: Duplex
Unit Mix: 2/1
Stories: 1
Sqft: 1,616
Lot Size: 0.100 Ac
Taxes (Yr): \$2,583 (2013)
Subdivision: Michalk Charles
Water: City
Sewer: City at Street

Owner Pays:

None

Utilities

Electricity on Property, Phone on Property

**305 E Michalk ST
Thorndale, TX 76577**



Both units rented on a month to month basis.



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\$140,000

MLS® #: 7128974

Type: Duplex
Unit Mix: 2/1
Stories: 1
Sqft: 1,606
Lot Size: 0.154 Ac
Taxes (Yr): \$2,676 (2013)
Subdivision: Michalk Charles
Water: City
Sewer: City at Street
Owner Pays:
None
Utilities
Electricity on Property, Phone on Property

204 S Broadway ST Thorndale, TX 76577



Each unit has approx. 808 sq. ft. living area. Both sides have parking for 2 cars each. Fenced backyard. Owner has 3 other duplexes for sale at same price and floor plan.



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\$168,500

MLS® #: 9988465

Type: Duplex
Unit Mix: 2/1.5
Stories: 1
Sqft: 1,847
Lot Size: 0.110 Ac
Taxes (Yr): \$2,661 (2014)
Subdivision: Gartner

Owner Pays:
Property Tax, Yard Maintenance
Utilities
Electricity Available, Phone Available

**200-202 E 6th ST
Cameron, TX 76520**



This duplex is set on a beautiful lot with six large pecan trees. 200 is a 2- 1 1/2 with a 2 car garage and 202 is a 1/1 with a 1 car garage. Very well maintained and across the street from a city park with tennis courts and playground.



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\$280,000

MLS® #: 1601916

Type: Duplex
Unit Mix: 2/1
Stories: 1
Sqft: 3,232
Lot Size: 0.420 Ac
Taxes (Yr): \$5,460 (2013)
Subdivision: Original Town Th
Water: City
Sewer: City at Street
Owner Pays:
None
Utilities
Electricity on Property, Phone Available

**207 N Elliott ST
Thorndale, TX 76577**



Two duplexes on property. One not listed is 211 and 213 N. Elliott. Asking \$140,000 for each duplex.



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\$38,500

MLS® #: 1997864

Type: Duplex

Unit Mix: 2/1

Stories: 2

Sqft: 1,903

Lot Size:

Taxes (Yr): \$0 (2015)

Subdivision: n/a

Owner Pays:

See Agent

Utilities

Electricity Available, Phone Available

2911-2913 W Michigan A&B ST Other, WI 53208



Owner financing with \$2k down or lease option to purchase w/ \$1000 down and rent is \$500 a month, agents welcome we pay 3% and we offer discounts for cash purchase or purchases with more than 10% down..



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\$110,000

MLS® #: 7119017

Type: Duplex
Unit Mix: 2/2
Stories: 1
Sqft: 1,620
Lot Size: 0.172 Ac
Taxes (Yr): \$3,630 (2015)
Subdivision: John Sanner

Owner Pays:

All Bills

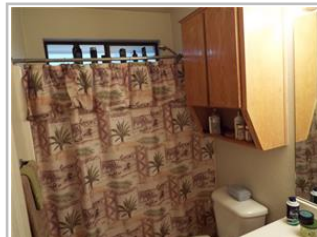
Utilities

Electricity Available

**805 N 1st ST
Other, TX 76522**



Each unit has 2 large bedrooms, 1 bath, open floor plan, galley style kitchen with breakfast nook, and pantry. Large windows bring in a lot of natural light. One car garage with separate area for washer and dryer. Covered patio. Located within close proximity to all major shopping, dining, entertainment, parks, schools, medical facilities, and Fort Hood.



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\$179,900

MLS® #: 5536671

Type: Duplex
Unit Mix: 2/1.5, 3/2
Stories: 2
Sqft: 2,750
Lot Size: 0.120 Ac
Taxes (Yr): \$2,033 (2013)
Subdivision: Lake Thunderbird
Sec 1

Owner Pays:

See Agent

Utilities

Electricity on Property

175 ShawneeA DR Smithville, TX 78957



Great Investment Opportunity! Live on one side, rental income on second side pays your mortgage. Updated Home converted to Duplex in the country. Excellent cash flow. Lot's of privacy and space. Many improvements: plumbing, fixtures, kitchen appliances, flooring, paint, newer roof, septic system overhaul. Community includes in-ground pool and stocked lake with low HOA fees. Decks, land, very pretty spot in the woods.



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\$269,000

MLS® #: 2733105

Type: Duplex
Unit Mix: 2/2
Stories: 1
Sqft: 2,540
Lot Size: 0.341 Ac
Taxes (Yr): \$4,431 (2014)
Subdivision: Briarwood Sec 03
Water: City
Sewer: City at Street
Owner Pays:
See Agent
Utilities
Electricity on Property

600 Hedgewood DR Georgetown, TX 78628



Lovely duplex in the best location in neighborhood. Current tenants are wonderful with no pets and desire to stay long-term. One story. Each unit is completely tiled with 2 sizeable bedrooms and 2 full baths. Fireplace in each unit. One car garages with openers and keypads. Full gutters. Backs to greenbelt. Corner lot next to park and adjacent to newer single family neighborhood. Each unit is in great condition. Ideal for investors at this time.



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\$545,000

MLS® #: 8479203

Type: Duplex
Unit Mix: 2/2
Stories: 1
Sqft: 3,411
Lot Size: 0.293 Ac
Taxes (Yr): \$9,466 (2014)
Subdivision: Cardinal Hills Unit
06
Water: MUD
Sewer: City at Street
Owner Pays:
HOA Dues, Property Tax
Utilities
Electricity on Property, Phone on
Property, Underground

**1305 Delsie DR
Lakeway, TX 78734**



Duplex by original occupant, NOT a condo, NO Condo dues. Perfect for owner/occ or multi-gen family wanting privacy and independence or great investment opportunity! Both units are desirable single story open floor plans featuring kitchens with abundant storage, laundry rooms with soaking sink, Corian and tile counters, instant hot water, private fenced back yards and all Lakeway amenities. New paint thru out. New carpet in bedrooms. Convenient 620 location across from new HEB. Can be converted to condo.



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\$195,000

MLS® #: 3161947

Type: Duplex
Unit Mix: 2/1
Stories: 1
Sqft: 1,758
Lot Size: 0.368 Ac
Taxes (Yr): \$2,987 (2015)
Subdivision: Lake Creek
Water: City
Sewer: City at Street
Owner Pays:
None
Utilities
Electricity on Property

409 Lake Creek CIR Round Rock, TX 78664



Updated kitchen & bath cabinets, lighting fixtures, patio doors, flooring. No popcorn, no carpet. Each unit has large back yard that backs to creek and greenbelt. Each unit has fenced front patio and 1 car garage with access to back yard. Blocks from downtown Round Rock, restaurants, shopping. Close to Dove Creek Park with community pool, trails, dog park. FEMA policy runs about \$2k per year.



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\$195,000

MLS® #: 3451165

Type: Duplex
Unit Mix: 3/2
Stories: 1
Sqft: 2,256
Lot Size: 0.170 Ac
Taxes (Yr): \$3,170 (2012)
Subdivision: Hydridge Blk A Lts
01-4 & Blk D Lts 01-4 Resu
Water: Private Water Co
Sewer: City at Street
Owner Pays:
None
Utilities
Electricity on Property

905 Ridgemont ST Round Rock, TX 78664



Great investment opportunity! Duplex w/3/2 on each side, mother-in-law plan, master w/full bath, fireplace in living room, tile & carpet in one unit, tile, laminate & carpet in the 2nd, galley kitchen w/gas range, refrigerator, microwave, dishwasher, breakfast area, opens to family room, utility/laundry hook-ups, covered patio in back. Ceiling fans, molding, attractive shade trees & shrubs, newer fence one side. Property needs some repairs (see disclosure) & is priced accordingly to sell! Will not last!



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\$259,900

MLS® #: 7797894

Type: Duplex
Unit Mix: 2/1
Stories: 1
Sqft: 1,872
Lot Size: 0.568 Ac
Taxes (Yr): \$3,116 (2015)
Subdivision: Onion Creek
Meadows

Owner Pays:

See Agent

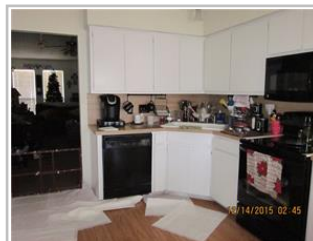
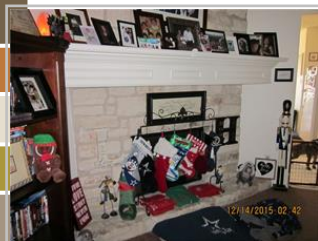
Utilities

Electricity on Property

705 Green Meadow DR Manchaca, TX 78652



Unique Duplex with a Huge Yard and Trees in a Quiet, Established Neighborhood Minutes to IH 35 and 1626.



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