

LAGO VISTA PROPERTY OWNERS ASSOCIATION UNIMPROVED LOT LISTING PROGRAM
FOR LOT SELLERS

1431 Real Estate suggests the guidelines below for LVPOA members wishing to list their unimproved lot(s) for sale through the LVPOA website. Please keep in mind that the LVPOA is not able to provide any support in the sales process, thus you are listing a “For Sale By Owner”.

Members can access the LVPOA unimproved lot listing program [here](#).

1431 Real Estate may be contacted for professional assistance, but this will be a fee based service involving a cost to you and/or your buyer.

1. Include street number, street name in “Address 1”. Use “Address 2” to clarify location if needed.
2. List ONLY an unimproved lot, not a lot with a home or structure on it.
3. Include an asking price (keep in mind costs involved – LVPOA transfer fee, taxes due, POA annual fees, title company fees, etc.) These can all be negotiable between you as seller and any prospective buyer.
4. Include your contact phone number.
5. In “Description” give an honest overview of what you know of the property. Topography (sloping or flat); availability of city water and/or city sewer: if in doubt say “check with CoLV”. Also include your name as seller or your agent’s name (if using a relative, friend or real estate broker) and their contact information.
6. In “Lot Size” enter dimensions, or acreage if you know it (check your tax record or www.TravisCAD.org)
7. “A picture is worth a thousand words”. Try to include pictures of the lot itself. Google Earth may provide both general aerial view and street view. www.TravisCAD.org will provide a rough plat map and an aerial view. Two such photos are generally sufficient.
8. Enter a website address if you have one which is relevant
9. Include your email address if you have one
10. If the lot is listed in the multiple listing service through a Realtor®, you can enter the MLS number.
11. Your listing date should be the date you enter the details onto the LVPOA website

This unimproved lot listing website program is being offered by the Lago Vista Property Owners Association and is not a service of 1431 Real Estate.

If you think you may need our fee based support services, please contact us:-

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