

MLS Feature Codes

Abbrev	Description
-5AC	1/4 - 1/2 Acre
-1 AC	1/2-1 Acre
100FN	100% Financing
10YR	Builder 10-Year Warranty
1-2A	1 - 2 Acres
15+A	15 Acres Plus
1CAR	One Car Carport
1CNTR	One Central
1FLRL	1st Floor Lvl/No Steps
1LVAR	One Living Area
1ST	1st Seller Carry
1STBA	First Floor Bath
1STBD	First Floor Bedroom
1STRT	Right of 1st Refusal
1STRY	One Story
1WNDW	One Window/Wall
2-5AC	2 - 5 Acres
2CNTR	Two Central
2ETAR	Two Eating Areas
2LVAR	Two Living Area
2ND	2nd Seller Carry
2STRY	Two Story
2WNDW	Two Window/Wall
3+	Three+
3+CNT	Three+ Central
3LVAR	Three Living Area
3SDMS	3 Sides Masonry
42WID	Hallways 42" Wide
4SDMS	4 Sides Masonry
5-14A	5 - 14 Acres
ABVGR	Above Ground Pool
ADBLD	Additional Bldr Warranty
ADDDW	Additional Dwelling
ADJPL	Adjoining Pool/Spa
A-FRM	A-Frame
ALL	All Remain
ALLEY	Alley
ALUMN	Aluminum
ASBSH	Asbestos Shingle
ASMNW	Assum/Note New
ASMRT	Assum/Note Rate
ATCFN	Attic Fan
ATRM	Atrium
ATT	Attached
AXKIT	Auxillary Kitchen
BBQ	Bar-B-Que Pit/Grill
BEDUP	All Bedrooms Upstairs
BFCLS	Before Closing
BIDET	Bidet
BIOVN	Built-In Oven
BKFST	Breakfast Bar
BLTUP	Built-Up/Gravel
BLUFF	Bluff View
BRICK	Brick
BSMNT	Basement
BYDWN	Buydown
CABIN	Log Cabin
CABLE	Cable TV Available
CASH	Cash
CEDAR	Cedar Post
CHLKN	Chain Link Fence
CHNDL	Chandelier
CITY	City View
CKTOP	Cook Top
CLAY	Clay
CLBHS	Clubhouse
CLDSC	Cul-de-Sac/Dead End
CLFAN	Ceiling Fan
CLFNS	Ceiling Fans
CLSPD	Closing/Funding
CMPRE	Company Relocation
CMTFB	Cement Fiber
CNCMP	Construction Complete
CNTLS	Current Lease Agreement
CNTRC	Contract for Deed
CNTRL	Central
CNTRL	Controlled Access
CNTVC	Central Vacuum
CNTY	County View
CNVGR	Converted Garage
CNVRT	Converted Garage
COLNL	Colonial
COMP	Composition

Abbrev	Description
COMPT	Commercial Potential
CONCR	Concrete
CONT	Contemporary
CONV	Conventional
COURT	Sports Court
CRCLR	Circular Drive
CRNR	Corner
CRPOW	Corporate Owned
CRPT	Carpeting
CTILE	Ceramic Tile
CTYBS	City Bus
CURBS	Curbs
CVPAT	Covered Patio
DBLPN	Double Pane Windows
DBLVN	Double Vanity
DECBR	Decorative Bars
DGRUN	Dog Run Kennel
DINRM	Dining Room
DISPL	Disposal
DK/BL	Deck/Balcony
DRYCN	Dryer Connection
DRYER	Dryer
DSHWR	Dishwasher
DTCHD	Detached
DTQTR	Detached Quarters
DUAL	Dual Masters
DVBRD	Diving Board
DWNST	Downstairs
E	East
EATIN	Eat-In Kitchen
ELEC	Electric
ELWTR	Electric Water Heater
ENCPL	Enclosed Pool
ESTPR	Estate Sale Probate
EXAGC	Exclusive Agency
EXTDR	Ext Door Opening 36"+
FAMRM	Family Room
FHA	FHA
FLARM	Florida Room
FLFRF	Floor Furnace
FNCPL	Fenced Pool
FPINS	Flood Plain Insurance
FRHYD	Fire Hydrant w/in 500'
GAMRM	Game Room
GARDR	Garage Door Opener
GAS	Gas
GAZE	Gazebo
GLFCR	On Golf Course
GLFCT	Golf Cart
GOLF	Golf Course
GRILL	Gas Grill
GRNBL	On Greenbelt
GSRNG	Gas Range/Oven
GSWTR	Gas Water Heater
GTTRS	Has Gutters
HGHCL	High Ceilings
HMSRV	Home Service Plan
HMTND	Home Tender
HNDMN	Handyman Special
HORSE	Horse Stalls/Barn
HORSE	Horses Allowed
HOTTB	Hot Tub
HS/HR	His & Her Baths
HSEFN	Whole House Fan
HSTRC	Historic/Older
HTPMP	Heat Pump
HUD	HUD Foreclosure
HVCMP	Heavy Composition
ICMKR	Ice Maker Connection
INGRN	In Ground Pool
INTCM	Intercom
INTDR	Int Door Opening 32"+
INTRN	High Speed Internet
INVOK	Investors OK
IRR	Irregular
ISLKT	Island Kitchen
JET	Jet
LCMB	Liv/Din Combo
LGINC	Gas Logs Included
LIVRM	Living Room
LMNAT	Laminate
LNDOW	Lender Owned
LNLEM	Linoleum

Abbrev	Description
LOFT	Loft
LOWPC	Low Pile Carpet
LSOPT	Lease Option
LSPUR	Lease Purchase
LTDFC	Latent Defect
LVDRV	Level Drive
LVLLOT	Level Lot
MCOVN	Microwave Oven
MDQTR	Maid's Quarters
MDTRN	Mediterranean
MEDIA	Media Room
METAL	Metal
MILST	Mother-In-law Suite
MOCK	Mock Fireplace
MRBLE	Marble
MSTBD	Master Bedroom
MUD	M.U.D.
MULTI	Multi-Closets
N	North
NA	Not Applicable
NA	Not Aplicable/None
NEAR	Near Bus Line
NEGO	Negotiable
NOCTY	No City Tax
NONE	None
NONE	None/Not Applicable
NONE	None Remain
NONQU	Assumption non Qualifying
NOSTP	No Steps Down
NOSTR	No Stairs
NOTAS	Not Assumable
NTASD	Taxes Not Assessed
NTGAS	Natural Gas
ONE	One
OPEN	Open Floor Plan
OTHER	Other
OUTAC	Outside Access
OVRSZ	Oversized
OWNER	Owner
PAD	Pad Only (Off Street)
PANEL	Panel
PARK	Park/Playground
PAVED	Street Paved
PIER	Pier & Beam
PLDWN	Pull Down Storage
PLHTD	Pool is Heated
PLSLR	Pool Solar Heated
PLSWP	Pools Sweep
PLUMB	Plumb for Water Softener
POOL	Pool
PRFNC	Partial Fence
PROPAN	Propane
PRQUT	Parquet
PRSPR	Partial Sprinkler System
PRVT	Private Well
PRWRD	Pre-Wired for Security
PSTCN	In Wall Pest Control
PTSLB	Patio Slab
PVFNC	Privacy Fence
PVTEN	Private Tennis
RAMPD	Ramped Entrance
RANCH	Ranch
REAR	Rear Entry
REFRI	Refrigerator
RELSE	Release Req
RSVTN	Reservation on Listing
RVGAR	Bus/RV Garage
RVPRK	RV/Boat Parking
S	South
SATDS	Satellite Dish (owned)
SAUNA	Sauna
SCBED	Secondary Bedroom Down
SCOVN	Self-Cleaning Oven
SDING	Siding
SDWLK	Sidewalks
SEPVN	Separate Vanity
SFLSD	Water Softener (Leased)
SFOWN	Water Softener (owned)
SHOP	Shop
SIDE	Side Entry
SITRM	Sitting Room
SKYLT	Skylights
SLAB	Slab

Alphabetized by Abbreviation

Abbrev	Description
SLATE	Slate
SLREQ	Seller Req/Qualify
SMKAL	Smoke Alarm
SNGVN	Single Vanity
SOLAR	Solar Screens
SOLAR	Solar
SOME	Some Remain
SONLY	Shower Only
SFCDT	Specific Date
SPCL	Special Yard Lighting
SPDIN	Separate Dining Room
SPLIT	Split
SPLIT	Split Level
SPNSH	Spanish
SPSYS	Sprinkler System
SPTIC	Septic
SSLSD	Security System (Leased)
SSOWN	Security System (Owned)
STALL	Stall Shower
STCCO	Stucco
STGTR	Street Gutters
STILE	Saltillo Tile
STKWD	Stacked Washer/Dryer
STLGT	Streetlights
STONE	Stone/Rock
STONE	Stone Fence
STONL	Street Parking Only
STRG	Storage Building/Shed
STRWN	Storm Windows
STUDY	Study/Library
STVRN	Stove/Range
SUBJ	Subject to Points
SWRSY	Sewer System
TENNT	Tenant
TEXAS	Texas Hill Country
TILE	Tile
TNNIS	Tennis
TNVCT	Tenant Will Vacate
TONLY	Tub Only
TRADE	Trade
TRAIL	Jogging Trails
TRCMP	Trash Compactor
TRDNL	Traditional
TREES	Mature Trees
TSCMB	Tub/Shower Combo
TSSEP	Tub/Shower Separate
TUDOR	Tudor
TWHRL	Tub has Whirlpool
TWO	Two
TXVET	TX Vet
UNDCN	Under Construction
UPSTR	Upstairs
UTGAR	Utility Area in Garage
UTINS	Utility Room Inside
VA	VA
VACNT	Vacant
VAFOR	VA Foreclosure
VASUB	VA Substitution
VCTRN	Victorian
VINYL	Vinyl
VNTFN	Vent Fan
VRCOM	Variable Rate Commission
VTLTR	Virtual Tour
W	West
W/QUA	Assumption w/Qualifying
WATER	Water View
WDBRN	Wood Burning
WDSHN	Wood Shingle/Shake
WDSTV	Wood Stove
WETBR	Wet Bar
WIRE	Wire Fence
WLKIN	Walk-In Pantry
WLKIN	Walk-In Closet
WINDUN	Window Unit
WOOD	Wood
WRAP	Wraparound
WRGHT	Wrought Iron Fence
WSHCN	Washer Connection
WSHER	Washer
WTRFR	On Waterfront
WTRFR	Waterfront Access
WTRSY	Water System
ZONED	Zoned