

MLS #: R77706A (Active) List Price: \$1,100,000 (12 Hits)

8599 -- Lower Willow Creek County Rd Mason, TX 76856



Bedrooms: 2
Full Baths: 2
Half Baths:
Main House Living SqFt : 3662
Apx Total SqFt: 3662
Price Per SQFT: \$300.38
Source SqFt: Owner
Estimated Year Built: 2010
Appx Year Built: 2010
Type & Style: Ranch
Stories: One
Heating: Central Gas
A/C: Central Electric
Garage/Carport: Carport Triple Detached

Original List Price: \$1,100,000
Area: County-Southeast
Subdivision: None
County: Mason
Schools: Mason S/D
Distance From City: 10-15 miles
Apx Tract Size/Acreage: 10.39
Seller's Est Tax: 9516.30
Showing Instructions: Call LO Appointment, No Sign
Days on Market 6

Tax Exemptions:		Appraisal District #: 13598		Zoning: None	
Flood Plain: No		Deed Restrictions: Yes			
HOA: No	HOA Fees:	HOA Fees Pd:	HO Warranty:		
Rental Property: No		Rental \$:	Items Not In Sale:		
Guest House: No	# of Guest Houses:	Total Guest House SqFt:			
Living Room	Den	Family Room	Great Room	Kitchen	
Dining Room	Breakfast Area	Office	Utility Room	Other Room	
Extra Room	Guest Quarters	Detached Workshop	Master Bedroom	Bedroom 2	
Bedroom 3	Bedroom 4				

Construction: Frame, Stucco, Stone
Roof Type: Standing Seam
Foundation: Other
Flooring: Tile, Wood
Utilities: Electric-CTEC, Propane Tank-Owned
Water: Well, Other
Sewer: Septic Tank
Fireplace/Woodstove: Gas Logs, Gas Starter, Great Room
Appliances: Dishwasher, Double Oven, Microwave, Range, Refrigerator, Food Prep Center, Separate Ice Maker

City/Rural: Outside City(w/Acrg)
Site Features: Deck/Patio, Storage Shed
Interior Features: High Ceilings, Attic Storage, Smoke Detector, Walk-in Closet(s)
Topography: Sloping, Flood Plain, Wooded, Exceptional View
Surface Water: River
Access: County Road, Gravel Road
Location Description: Gravel Drive
Documents on File: Maps, Legal Description, Aerial Photo

Sub Agent %: 0		Buyer Agent %: 3.00		Sub Agency Non-MLS Fee: 0		Buyer Agency Non-MLS Fee: 3.00	
Trms/Fin:		Trms/Fin: Cash, Conventional		Possessn: Closing/Funding		Var Rate: No Excl Agy: No	
Escrow Agent: Clear Titles of Mason				Attorney:		Refer to MLS#:	
Location/Directions: Approx. 12 miles SE of Mason and 40 miles NW of Fredericksburg via US Hwy 87 and Lower Willow Creek Rd.							
Owner: Zimmer Properties LLC				Occupancy: Owner			
Legal Description: 10.39 acres out of H. Kothmann Survey No. 172, Abstract No. 611							
Instructions: Contact Listing Office to schedule appointment.							

Public Remarks: Highly unique and luxurious accommodations located along a premier stretch of the Llano River. Custom built 3,662 sq ft. home features terrific floor space with a commercial size kitchen, huge great room and expansive patio deck overlooking the river. Master bed/bathroom suite is a house of it's own with private screened-in porch, jacuzzi tub, open space shower, utility room and enormous walk-through closet. Two of everything, stainless steel GE appliances w/ 2 island bars in kitchen. Private well with state of the art 50,000 gallon rain collection & filter system.

Agent Remarks: Tract has over 700' of riverfront with low bank access and sits above a half mile stretch of slow flowing water great for kayaking or swimming up and down. Ruins of an early pioneer home (still standing) dating back to the 1850's serve as a landmark and add a touch of character and history to the property. Detached 3 bay carport and storage bldg. Circular gravel drive, natural yardcape.

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 233410			

Listing Office: Lehmborg Realty (#94)
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Mail Address 1: P.O. Box 417
Mail City: Mason
Mail Zip Code: 76856

Listing Agent: Will Lehmborg (#7)
Agent Email: will@lehmborgrealty.com
Contact #: (325) 347-5360
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