

19011 Saint Raguel Rd, Manor, Texas 78653

Listing ID: 5148069 **LP:** \$725,000

Recent Change: 05/04/2022 :: ->A

NEW



Address: [19011 Saint Raguel Rd](#) **Std Status:** A/RESI
City: Manor, Texas 78653 **List Price:** \$725,000
County: Travis **MLS Area:** PF
PID: [02647202040000](#) **Tax Lot:** 4
Subdivision: Bella Vista At Cottonwood Creek **Tax Blk:**
Legal Desc: LOT 4 BELLA VISTA AT COTTONWOOD CREEK
Type: Single Family Resi/Fee-Simple
ISD: [Pflugerville ISD](#) **Elem:** [Mott](#)
Mid or JS: [Cele](#) **High:** [Weiss](#)
Primary Bed on Main: Yes # **Living:** 1 **# Dining:** 1
Beds: Total: 3 (Main: 3 Other:) **Baths:** Total: 2 (F: 2/H: 0)
Living SqFt: 1,966/Public Records **\$/SqFt:** \$368.77
Yr Blt: 2008/Public Records/Resale
Acres: 1.041 **Levels:** 1
Lot Sz Dim: **Lnd SqFt:** 45,346
Pool Priv: No/None

General Information

Garage: 2 / Tot Prk: 2 / Attached, Door-Single, Garage, Garage Door Opener
Roof: Composition **Dir Faces:** South-East
Construction: Masonry-All Sides **ETJ:** See Remarks
WaterFront: No/None
Access Feat: None
Horses: No/None
Foundation: Slab
Restrictions: Deed Restrictions
Security Feat: Smoke Detector(s)
Property Cond: Resale **Bldr Nm:**

Interior Information

Laundry Loc: Laundry Room
Fireplaces: 1/Gas Log
Appliances: Cooktop, Dishwasher, Disposal, Exhaust Fan, Microwave, Range Free-Standing Gas, Water Heater-Electric
Interior Feat: Ceiling Fan(s), Ceiling(s)-Beamed, Ceiling(s)-Vaulted, Counter-Granite, Crown Molding, Dryer-Electric Hookup, Kitchen Island, No Interior Steps, Open Floorplan, Primary Bedroom on Main, Recessed Lighting, Walk-In Closet(s), Washer Hookup
Flooring: Carpet, Tile
Window Feat: Screens

Rooms Information

| Room | Level | Features |
|------------------|-------|---|
| Primary Bedroom | Main | Ceiling Fan(s), Crown Molding, Recessed Lighting, Walk-In Closet(s) |
| Primary Bathroom | Main | Dual Vanity, Garden Tub, Recessed Lighting, Separate Shower, Walk-in Shower |
| Kitchen | Main | Breakfast Area, Center Island, Counter-Granite, High Ceilings, Open to Family Room, Recessed Lighting |

Exterior Information

View: Neighborhood **Fencing:** None
Exterior Feat: Playground
Patio/Prch Feat: Covered, Patio
Community Feat: None
Lot Feat: Corner Lot
Other Structure: None

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
Spl List Cond: None
Disclosures: Seller Disclosure
Docs Avail: None Available
FEMA Flood: No

Utility Information

Heating: Central, Electric, Fireplace(s) **Sewer:** Septic Tank **GCD:**
Cooling: Central Air **Water Src:** Private
Utilities: Cable Available, Electricity Connected, Internet-Cable, Phone Available, Water Connected
Green Energy Efficient: None
Green Sustainability: None

Financial Information

| | | |
|--|----------------------------------|-------------------------------|
| HOA YN: No | Tax Annl Amt: \$4,642 | Tax Year: 2021 |
| Estimated Tax: \$5,364 | Tax Assess Val: \$291,753 | Tax Rate: 2.0122 |
| Tax Exempt: Homestead | | Possession: Negotiable |
| Special Assess: | | |
| Buyer Incentive: None | | |
| Accept Finance: Cash, Conventional, FHA, Texas Vet, VA Loan | | |

Prefr'd Title Co. Independence Title - Lisa Reiter

Showing Information

Occupant Type: Owner
Showing Reqs: Lockbox, See Showing Instructions, Showing Service, Sign on Property
Showing Instr: Use ShowingTime to VIEW INSTRUCTIONS and SCHEDULE SHOWING.
Lockbox Loc: Front Door
Lockbox SN#: 33713899
Contact Type:
Directions: Head east on FM973 N toward TX-212 Loop E(4.7mi); L onto Steger Ln(0.6mi); R onto St Raguel Rd. Home is on the right.

Remarks

Private Remarks: Buyer Agent Bonus (SIC) see attached. Offers received after 5pm on Friday will be presented the following business day. For questions after 5pm please text/call LA #2 (Jason Bouchard 512-876-4144) for fastest response.
PREFERRED TITLE Independence Title - Lisa Reiter lreiter@independencetitle.com

Public Remarks: Country living near the city on 1.04 acre corner lot that is well maintained, an open floor plan with lots of light, high beamed ceiling, recessed lighting, an oversized garage, and an expansive backyard with fire pit and playground. Kitchen features a center island, granite countertops, pendant lighting, and tons of cabinet space. Large master suite with walk-in closet, dual vanities, separate walk-in shower, and a soaking tub. Upgrades include a new roof and foundation repaired with warranty. Near Lake Pflugerville with activities such as hiking, biking, and swimming.

Agent/Office Information

| | | | | | |
|---------------------|--|--------------------|----------------|--------------------------|------------------------------|
| List Agent: | 567369/Chris Watters | LA Phone: | (512) 646-0038 | LA Fax: | (512) 277-5104 |
| List Office: | 5827/Watters International Realty | LO Phone: | (512) 646-0038 | Sub Ag: | 0.00% / Buy Ag: 2.00% |
| LA 2 Agt: | 702719/Jason Bouchard | LA 2 Phone: | (512) 876-4144 | LO Fax: | (512) 532-9473 |
| DR Name: | Chris Watters | LO Phone: | (512) 646-0038 | Bonus: | |
| LO Address: | 8240 N Mopac Austin, Texas 78759 | Occupant: | Owner | List Date: | 05/04/2022 |
| LA Email: | listings@wattersinternational.com | | | Exp Date: | 10/07/2022 |
| Own Name: | Theresa & Melvine Risenhoover | | | OLP: | \$725,000 |
| CDOM | 1 | ADOM: | 1 | TCD: | |
| Intrmdry: | Yes | VarComm: | No | Int List Display: | Yes |

List Det URL:
VT Branded: <https://www.tourfactory.com/2979706>
VT Unbranded: <https://www.tourfactory.com/idxr2979706>
Vid Branded: <https://www.zillow.com/view-3d-home/b99eb2ce-7213-486e-a6b1-b1cf3013293c>
Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com