

143 Flycatcher Cv, Cedar Creek, Texas 78612

Listing ID: 6805345 **LP:** \$789,900

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

NEW



Address: [143 Flycatcher Cv](#) **Std Status:** A/RESI
City: Cedar Creek, Texas 78612 **List Price:** \$789,900
County: Bastrop **MLS Area:** BW
PID: [143 Flycatcher Cove](#) **Tax Lot:** 59
Subdivision: Double Eagle Ranch **Tax Blk:** A
Legal Desc: DOUBLE EAGLE RANCH SECTION 1, BLOCK A, LOT 12, AC RES 1.334
Type: Single Family Resi/Fee-Simple
ISD: [Bastrop ISD](#) **Elem:** [Cedar Creek](#)
Mid or JS: [Cedar Creek Intermediate](#) **High:** [Cedar Creek](#)
Primary Bed on Main: Yes # **Living:** 1 **# Dining:** 2
Beds: Total: 4 (Main: 4 Other:) **Baths:** Total: 3 (F: 3/H: 0)
Living SqFt: 3,118/Public Records **\$/SqFt:** \$253.34
Yr Blt: 2019/Public Records/Resale
Acres: 1.340
Lot Sz Dim:
Pool Priv: No/None **Levels:** 1
Lnd SqFt: 58,370

General Information

Garage: 2 / Tot Prk: 4 / Attached, Door-Single, Garage, Garage Faces Side, Outside, Paved
Roof: Composition, Shingle **Dir Faces:** West
Construction: Brick, Masonry-All Sides **ETJ:** See Remarks
WaterFront: No/None
Access Feat: None
Horses: No/None
Foundation: Slab
Restrictions: Deed Restrictions
Security Feat: Security System Owned, Smoke Detector(s)
Property Cond: Resale **Bldr Nm:**

Interior Information

Laundry Loc: Laundry Room
Fireplaces: 1/Family Room, Wood Burning
Appliances: Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Microwave, Self Cleaning Oven, Water Heater-Electric
Interior Feat: Breakfast Bar, Ceiling Fan(s), Ceiling(s)-Beamed, Ceiling(s)-High, Counter-Granite, Double Vanity, Dryer-Electric Hookup, Eat-in Kitchen, Entrance Foyer, French Doors, Kitchen Island, Multiple Dining Areas, No Interior Steps, Open Floorplan, Pantry, Primary Bedroom on Main, Recessed Lighting, Walk-In Closet(s), Washer Hookup
Flooring: Carpet, Laminate, Tile, Wood
Window Feat: Vinyl Windows

Rooms Information

Room	Level	Features
Primary Bedroom	Main	Walk-In Closet(s)
Primary Bathroom	Main	Counter-Granite, Dual Vanity, Full Bath, Walk-in Shower
Kitchen	Main	Breakfast Area, Breakfast Bar, Center Island, Counter-Granite, Dining Area, Eat In Kitchen, High Ceilings, Open to Family Room, Pantry, Plumbed for Icemaker, Recessed Lighting

Exterior Information

View: Neighborhood **Fencing:** None
Exterior Feat: Exterior Steps
Patio/Prch Feat: Covered, Front Porch, Patio, Rear Porch
Community Feat: None
Lot Feat: Back Yard, Cul-De-Sac, Front Yard, Level, Private, Sprinkler - Automatic, Trees-Large (Over 40 Ft), Trees-Medium (20 Ft - 40 Ft)
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 **Sewer:** Septic Tank **GCD:**
Cooling: Ceiling Fan(s), Central Air, Electric **Water Src:** Public
Utilities: Cable Available, Electricity Connected, Internet-Cable, Phone Available, Water Connected
Green Energy Efficient: None
Green Sustainability: None

Financial Information

HOA YN: Yes	HOA Name: Double Eagle Ranch HOA	HOA Fee/Freq: \$350/Annually
Estimated Tax: \$1,277	Tax Annl Amt:	Tax Year: 2021
Tax Exempt: Homestead, Over 65	Tax Assess Val: \$67,400	Tax Rate: 1.8950
Assoc Require: Mandatory		Transfer Fee:

HOA Fee Incl: Common Area Maintenance
Special Assess:
Buyer Incentive: None
Accept Finance: Cash, Conventional, FHA, VA Loan
Prefr'd Title Co. TNT - Ashley Smith

Possession: Close Of Escrow, Funding

Showing Information

Occupant Type:	Owner	Owner Name:	Robert & Samantha Perez
Showing Reqs:	Call Owner, Lockbox, See Showing Instructions		
Showing Instr:	Call owner to show 512-897-6859		
Lockbox Loc:	Front door	Lockbox Type:	SUPRA
Lockbox SN#:	33932606	Access Code:	
Contact Name:	Robert & Samantha Perez	Contact Phone:	512-897-6859
Contact Type:	Owner	Show Service Ph:	
Directions:	From Austin take 71 east for approx 8 miles, left on Old 71, left on Double Eagle Ranch Dr, right on Flycatcher Cove to home at the end of the cul-de-sac.		

Remarks

Private Remarks: Buyer Agent Bonus (SIC) see attached...Washer/dryer/fridge do not convey...For questions after 5pm and on weekends, TEXT LA#2 (Renee Longden 512-995- 1225) for the fastest response. ***PREFERRED TITLE TNT - Ashley Smith 512-337-0913 Ashley@texasnationaltitle.com**** This home currently has listing coverage with Achosa Home Warranty, which can be converted to the buyer at closing. If you have any questions regarding this coverage or plan, email Amber Martinez ambern@achosahw.com or call 512-876-7842.

Public Remarks: Like new! Four bedrooms, 3 bath, formal dining plus an office! Open floor plan with beam ceiling in living area, limestone fireplace and lovely arched doorways. Island kitchen offers granite counters, pendant lighting, subway tile backsplash, stainless appliances, smooth cooktop and built-in ovens. The large owners retreat is spacious enough for a sitting area. His and hers vanities with granite counters and an extended shower in the bath. The second bedroom is just off the kitchen with a full bath adjacent. There is also a bonus room between bedrooms three and four. Enjoy your morning coffee while watching the sun rise from your back deck! Water softener loop already in place. Sitting on 1.34 acres less than 15 minutes to the 130 Toll road for easy access to the Tesla factory and other major employers.

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:	2.00% / Buy Ag: 3.00%
LA 2 Agt:	655490/Renee Longden	LA 2 Phone:	(512) 995-1225	LO Fax:	(512) 532-9473
DR Name:	Chris Watters	LO Phone:	(512) 646-0038		
LO Address:	8240 N Mopac Austin, Texas 78759	Bonus:		List Date:	05/05/2022
LA Email:	listings@wattersinternational.com	Occupant:	Owner	Exp Date:	10/17/2022
Own Name:	Robert & Samantha Perez			OLP:	\$789,900
CDOM	0	ADOM:	0		
Intrmdry:	Yes	VarComm:	No		

List Det URL:

VT Branded: <https://www.tourfactory.com/2979708>

VT Unbranded: <https://www.tourfactory.com/idxr2979708>

Vid Branded: <https://www.zillow.com/view-3d-home/485c37d5-eb80-471a-9410-cf973fb38e09>

Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com





