

3805 FM 671, Luling, Texas 78648

Listing ID: 7234685 **LP:** \$575,000

Recent Change: 05/10/2022 :: ->A

NEW



Address: [3805 Fm 671](#) **Std Status:** A/RESI
City: Luling, Texas 78648 **List Price:** \$575,000
County: Caldwell **MLS Area:** CC
PID: [94971](#) **Tax Lot:** 0
Subdivision: James Berry Surv A-31 **Tax Blk:**
Legal Desc: A038 BERRY, JAMES, ACRES 11.04
Type: Single Family Resi/Fee-Simple
ISD: [Luling ISD](#) **Elem:** [Leonard Shanklin](#)
Mid or JS: [Gilbert Gerdes](#) **High:** [Luling](#)
Primary Bed on Main: Yes # **Living:** 1 **# Dining:** 1
Beds: Total: 3 (Main: 3 Other: 0) **Baths:** Total: 2 (F: 2/H: 0)
Living SqFt: 2,160/Public Records **\$/SqFt:** \$266.20
Yr Blt: 2015/Public Records/Resale
Acres: 11.040 **Levels:** 1
Lot Sz Dim: **Lnd SqFt:** 480,902
Pool Priv: No/None

General Information

Garage: 0 / Tot Prk: 6 / Open, Outside, RV Access/Parking
Roof: Metal **Dir Faces:** North-West
Construction: HardiPlank Type **ETJ:** See Remarks
WaterFront: No/None
Access Feat: None
Horses: No/None
Foundation: Slab
Restrictions: None
Security Feat: Smoke Detector(s)
Property Cond: Resale **Bldr Nm:**

Interior Information

Laundry Loc: Laundry Room
Fireplaces: 0/None
Appliances: Dishwasher, Microwave, Range Free-Standing
Interior Feat: Breakfast Bar, Ceiling(s)-High, Counter-Granite, Eat-in Kitchen, Kitchen Island, No Interior Steps, Open Floorplan, Pantry, Primary Bedroom on Main, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Flooring: No Carpet, Tile, Wood
Window Feat: Blinds, Vinyl Windows

Rooms Information

Room	Level	Features
Primary Bedroom	Main	Two Primary Closets, Walk-In Closet(s)
Primary Bathroom	Main	Dual Vanity, Garden Tub, Separate Shower, Walk-in Shower
Kitchen	Main	Breakfast Area, Breakfast Bar, Counter-Granite, Dining Area, Eat In Kitchen, Open to Family Room, Pantry

Exterior Information

View: Rural **Fencing:** Fenced, Livestock
Exterior Feat: None
Patio/Prch Feat: Covered, Patio
Community Feat: None
Lot Feat: Back Yard, Cleared, Front Yard, Level, Trees-Medium (20 Ft - 40 Ft)
Other Structure: Shed, Storage

Additional Information

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

Utility Information

Heating: Central, Electric **Sewer:** Septic Tank **GCD:**
Cooling: Central Air **Water Src:** Private
Utilities: Cable Available, Electricity Connected, Internet-Satellite/Other, Phone Available, Propane, Water Connected
Green Energy Efficient: None
Green Sustainability: None

Financial Information

HOA YN: No
Estimated Tax: \$7,666 **Tax Annl Amt:** **Tax Year:** 2021
Tax Exempt: Homestead **Tax Assess Val:** \$378,150 **Tax Rate:** 2.0272
Special Assess: **Possession:** Close Of Escrow, Funding
Buyer Incentive: None
Accept Finance: Cash, Conventional, FHA, VA Loan
Prefr'd Title Co. 1845 Title - Angela Hurska

Showing Information

Occupant Type: Owner Showing Reqs: Lockbox, Showing Service, Sign on Property Showing Instr: Use ShowingTime to schedule an appt to show Lockbox Loc: Front door Lockbox SN#: 0000 Contact Type: Directions: From Lockhart, traveling south on Hwy 183, turn right on FM 671, follow road around, property on left.	Owner Name: Sean Newton & Chad Newton Lockbox Type: Combo Access Code: Show Service Ph: 000-000-0000
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Remarks

Private Remarks: Buyer Agent Bonus (SIC) see attached.. **PREFERRED TITLE - 1845 Title - Angela Hurska 512-402-3300**Send offers to listings@wattersinternational.com

Public Remarks: Custom built, home located on 11.04 acres! 3 bedroom/ 2 baths! Beautiful kitchen with granite counters, large island, commercial stainless gas stove, large walk in pantry! Spacious master with attached bath! Owner's bath has soaking tub & large walk in tile shower! Three walk in closets! Beautiful engineered wood floors! Two covered porches! Great for hunting, horses, cattle grazing or 4H projects! Fully fenced, RV parking. Solar powered gate! Located just minutes from Luling and Lockhart and Hwy 130!

Agent/Office Information

List Agent: 567369/Chris Watters List Office: 5827/Watters International Realty DR Name: Chris Watters LO Address: 8240 N Mopac Austin, Texas 78759 LA Email: listings@wattersinternational.com Own Name: Sean Newton & Chad Newton CDOM: 0 Intrmdry: Yes	LA Phone: (512) 646-0038 LO Phone: (512) 646-0038 LO Phone: (512) 646-0038 Bonus: Occupant: Owner ADOM: 0 VarComm: No	LA Fax: (512) 277-5104 Sub Ag: 2.00% / Buy Ag: 3.00% LO Fax: (512) 532-9473
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List Det URL:

VT Branded: <https://www.tourfactory.com/2981100>

VT Unbranded: <https://www.tourfactory.com/idxr2981100>

Vid Branded: <https://www.zillow.com/view-3d-home/747a2cb0-95c3-4505-9ad1-e9df1b811b07?setAttribution=mls&wl=true>

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







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