

169 Pavilion Dr #A, Cedar Creek, Texas 78612

Listing ID: **6929631** LP: **\$989,000**



Address: [169 Pavilion Dr #A](#)
City: Cedar Creek, Texas 78612
County: Bastrop
PID: [R87707](#)
Subdivision: The Forest At Colorado Crossin
Legal Desc: THE FOREST AT COLORADO CROSSING SECTION 1, BLOCK A, LOT 14, ACRES 1.9370
Type: Single Family Resi/Fee-Simple
ISD: [Bastrop ISD](#)
Mid or JS: [Cedar Creek Intermediate](#)
Primary Bed on Main: # Living: 2
Beds: Total: 4 (Main: 4 Other: 0)
Living SqFt: 3,211/Public Records
Yr Blt: 2018/Public Records/Resale
Acres: 1.937
Lot Sz Dim:
Pool Priv: No/None
Std Status: I/RESI
List Price: \$989,000
MLS Area: BW
Tax Lot: 14
Tax Blk: A
Elem: [Bluebonnet \(Bastrop ISD\)](#)
High: [Cedar Creek](#)
Dining: 2
Baths: Total: 5 (F: 4/H: 1)
\$/SqFt: \$308.00
Levels: 2
Lnd SqFt: 84,376

General Information

Garage: 2 / Tot Prk: 3 / Detached, Detached Carport, Elec Vehicle Charge Station(s), Garage, Garage Faces Side
Roof: Composition, Shingle
Construction: Masonry-All Sides
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
Dir Faces: North-West
ETJ: See Remarks
Bldr Nm:

Interior Information

Laundry Loc: Laundry Room, Main Level
Fireplaces: 2/Dining Room, Living Room, Wood Burning
Appliances: Built-In Oven(s), Dishwasher, Disposal, Electric Cooktop, Microwave, Water Heater-Gas, Water Softener Owned
Interior Feat: Breakfast Bar, Built-in Features, Ceiling Fan(s), Ceiling(s)-High, Counter-Granite, Crown Molding, Double Vanity, Eat-in Kitchen, Entrance Foyer, French Doors, Multiple Dining Areas, Multiple Living Areas, Open Floorplan, Pantry, Primary Bedroom on Main, Recessed Lighting
Flooring: Tile
Window Feat: Blinds, Vinyl Windows
Guest Accom: Main Level, Room with Private Bath
Guest Beds: 1
Guest Baths: 1/0

Rooms Information

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

Exterior Information

View: Neighborhood, Trees/Woods
Exterior Feat: Exterior Steps, Private Yard
Patio/Prch Feat: Covered, Deck, Front Porch, Porch, Rear Porch
Community Feat: None
Lot Feat: Back Yard, Front Yard, Level, Public Maintained Road, Trees-Medium (20 Ft - 40 Ft)
Other Structure: None
Fencing: None

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

Financial Information

HOA YN: Yes
Estimated Tax: \$10,965
HOA Name: TFCC HOA
Tax Annl Amt:
HOA Fee/Freq: \$500/Annually
Tax Year: 2022

Tax Exempt: Homestead
Assoc Require: Mandatory
HOA Fee Incl: Common Area Maintenance
Special Assess:
Buyer Incentive: None
Accept Finance: Cash, Conventional

Tax Assess Val: \$526,040

Tax Rate: 1.8950
Transfer Fee:

Possession: Close Of Escrow, Funding

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#: 33509868
Contact Type:
Directions: From 130 Toll Rd take 71 east for approx 8 miles, left on Old 71, right on Estate Row, right on Pavilion Dr to home on right

Owner Name: Richard & Carol Walker
Lockbox Type: SUPRA
Access Code:
Show Service Ph: 000-000-0000

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 (Rance Vera 512-571-7531) for fastest response. ***PREFERRED TITLE Independence Title - Lisa Reiter (512) 255-9593 lreiter@independencetitle.com***

Public Remarks: Enjoy the beautiful Texas sunrises and fascinating wildlife from your large back porch! This country living at its finest. Custom built, farm house design interior with so many elegant touches. Two fireplaces, one in the gorgeous formal dining, the other in the cozy family room. Open and spacious floor plan, spectacular entry way with shiplap wall, wood look ceramic tile and inviting archways. Gourmet kitchen offers a farm style sink, stainless appliances, built-in ovens and smooth cooktop. Guest suite offers a separate entrance and its own bath just off the mudroom. Main level owner's retreat has a private entrance, large walk-in closet, an abundance of storage, jetted tub and seamless door shower. Secondary bedrooms share a Jack-n-Jill bath. Stairs lead from the mudroom upstairs to a large loft with half bath and cat walk overlooking living area. The details in the home are a must see! Large detached garage with attached carport has an EV outlet.

Agent/Office Information

List Agent: [567369/Chris Watters](mailto:567369@watersinternational.com)
List Office: [5827/Watters International Realty](mailto:5827@watersinternational.com)
LA 2 Agt: [717470/Rance Vera](mailto:717470@watersinternational.com)
DR Name: Chris Watters
LO Address: 8240 N Mopac Austin, Texas 78759
LA Email: listings@watersinternational.com
Own Name: Richard & Carol Walker
CDOM:
Intrmdry: Yes

LA Phone: (512) 646-0038
LO Phone: (512) 646-0038
LA 2 Phone: (512) 571-7531
LO Phone: (512) 646-0038

LA Fax: (512) 277-5104
Sub Ag: 1.50% / **Buy Ag:** 2.00%
LO Fax: (512) 532-9473

Bonus:
Occupant: Owner

List Date:
Exp Date: 10/13/2022
OLP:

ADOM:
VarComm: No

List Det URL:
VT Branded: <https://www.tourfactory.com/2982253>
VT Unbranded: <https://www.tourfactory.com/idxr2982253>
Vid Branded: <https://www.zillow.com/view-3d-home/d1e594a2-aa00-4185-8f20-619a6002a063?setAttribution=mls&wl=true>
Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com





