## 169 Pavilion Dr #A, Cedar Creek, Texas 78612

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



Garage:

**Construction:** 

WaterFront:

Access Feat:

Foundation:

**Restrictions:** 

Laundry Loc:

Fireplaces:

**Appliances:** 

Flooring:

<u>Room</u>

Kitchen

View:

**Interior Feat:** 

Window Feat:

Guest Accom:

Primary Bedroom

Primary Bathroom

**Guest Beds:** 

Security Feat:

**Property Cond:** 

Horses:

Roof:

9631 LP: \$9	89,000				
		Address:	169 Pavilion Dr #A	Std Statu	IS: I/RESI
		City:	Cedar Creek, Texas 78612	List Price	\$989,000
	A BE AL	County:	Bastrop	MLS Area	: BW
No Alexandre		PID:	<u>R87707</u>	Tax Lot:	14
			The Forest At Colorado Cr		
	F	Legal Desc:	THE FOREST AT COLORAD 14, ACRES 1.9370	O CROSSING S	ECTION I, BLOCK A, LOT
		Type:	Single Family Resi/Fee-Sir	nnle	
	AND THE OWNER AND	ISD:	Bastrop ISD	Elem:	Bluebonnet (Bastrop
Western Children al anne					ISD)
	and the second	Mid or JS:	Cedar Creek Intermediate	High:	Cedar Creek
	Cont and	Primary Bec	d on Main: # Living: 2	# Dining	2
		Beds:	Total:4 (Main:4 Other:0)	Baths:	Total: 5 (F:4/H:1)
		Living SqFt: Yr Blt:	3,211/Public Records 2018/Public Records/Resa	\$/SqFt:	\$308.00
		Acres:	1.937	Levels:	2
		Lot Sz Dim:		Lnd SqFt	
		Pool Priv:	No/None		
		General Inf	ormation		
		Carport, Elec	Vehicle Charge Station(s),		
Garage, Garage				<b>D</b> <sup>1</sup> <b>D</b>	
Composition, Sh Masonry-All Side				Dir Faces: ETJ:	North-West See Remarks
No/None	25			213.	See Remarks
None					
No/None					
Slab					
Deed Restriction	5				
	Owned, Smoke Det	ector(s)		Dida Nasa	
Security System Resale	Owned, Smoke Det		ormation	Bldr Nm:	
Resale	Owned, Smoke Det	ector(s) Interior Infe	ormation	Bldr Nm:	
Resale Laundry Room, N	Owned, Smoke Det	Interior Inf	ormation	Bldr Nm:	
Resale Laundry Room, N 2/Dining Room, I	Owned, Smoke Det : dain Level Living Room, Wood E	Interior Info			r Softener Owned
Resale Laundry Room, N 2/Dining Room, I Built-In Oven(s),	Owned, Smoke Det ain Level Living Room, Wood E Dishwasher, Dispose	Interior Info Burning al, Electric Coo	<b>ormation</b> oktop, Microwave, Water H ling(s)-High, Counter-Gran	eater-Gas, Wate	
Resale Laundry Room, N 2/Dining Room, I Built-In Oven(s), Breakfast Bar, Bu Kitchen, Entrance	Owned, Smoke Det Jain Level Living Room, Wood E Dishwasher, Disposi uilt-in Features, Ceilin e Foyer, French Door	Interior Inf Burning al, Electric Coo ng Fan(s), Cei	oktop, Microwave, Water H	eater-Gas, Wate ite, Crown Mold	ing, Double Vanity, Eat-in
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Exterior Feat:	Exterior Steps, Private Ya	rd	2			
Patio/Prch Feat:	Covered, Deck, Front Por		rch			
Community Feat:	, ,	, ,				
Lot Feat:	Back Yard, Front Yard, Le	vel, Public Maintai	ned Road, Trees-Me	edium (20 Ft - 4	0 Ft)	
Other Structure:	None	·, ··· · ·	··· ··, ···	(	/	
		Additic	onal Information	า		
List Agrmnt:	TXR/Exclusive Right To Se	1				
Spl List Cond:	None					
Disclosures:	Seller Disclosure					
Docs Avail:	Survey					
FEMA Flood:	No					
		Utilit	y Information			
Heating:	Central		Sewer:	Septic Tank	GCD:	
Cooling:	Ceiling Fan(s), Central Air	, Electric	Water Src:	Private		
Utilities:	Cable Available, Electricit	y Connected, Inter	net-Cable, Phone A	Available, Propar	ne, Water Con	inected
Green Energy Effi	cient: None					
Green Sustainabil	l <b>itiy:</b> None					
			cial Information			
HOA YN: Estimated Tax:	Yes \$10,965	HOA Name: Tax Anni Amt:	TFCC HOA	но	)A Fee/Freq: x Year:	\$500/Annually 2022

Tax Exempt: Assoc Require: HOA Fee Incl: Special Assess: Buyer Incentive: Accept Finance:	Mandatory Common Area Maintenance	<b>Tax Assess Val:</b> \$526,040	Tran	sfer Fee:	1.8950 Close Of Escrow, Funding				
		Showing Information							
Occupant Type: Showing Reqs: Showing Instr: Lockbox Loc: Lockbox SN#:	Owner Lockbox, Showing Service, S Use ShowingTime to schedu Front door 33509868	lle an appt to show Lockbox Access Co	Type: SUPRA de:	Carol Walker					
Contact Type: Directions:	From 130 Toll Rd take 71 ea right	Show Ser ast for approx 8 miles, left on O	vice Ph: 000-000-0 d 71, right on Estate		Pavilion Dr to home on				
		Remarks							
Private Remarks: Public 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 Ireiter@independencetitle.com*** 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. Gournet 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: List Office: LA 2 Agt: DR Name: LO Address:	567369/Chris Watters 5827/Watters International F 717470/Rance Vera Chris Watters	LA Phone: LO Phone: LA 2 Phone: LO Phone:	(512) 646-0038 (512) 646-0038 (512) 571-7531 (512) 646-0038	LA Fax: Sub Ag: 1 LO Fax:	(512) 277-5104 .50% <b>/ Buy Ag:</b> 2.00% (512) 532-9473				
LO Address: LA Email: Own Name: CDOM Intrmdry:	8240 N Mopac Austin, Texas listings@wattersinternational Richard & Carol Walker ADOM: Yes VarComm:	l.com Bonus: Occupant:	Owner	List Date: Exp Date: OLP:	10/13/2022				
mu mu y:				TCD:					

List Det URL: VT Branded: VT Unbranded: Vid Branded:

https://www.tourfactory.com/2982253 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









Int List Display: Yes











