

# 8515 State Park Rd, Lockhart, Texas 78644

Listing ID: **8790613** LP: **\$440,000**

Recent Change: **05/13/2022 :: ->A**

**NEW**



**Address:** [8515 State Park Rd](#) **Std Status:** **A/FARM**  
**City:** Lockhart, Texas 78644 **List Price:** \$440,000  
**County:** Caldwell **MLS Area:** CC  
**PID:** [8515 State Park Rd](#) **Tax Lot:** 0  
**Subdv:** Andrew Churchill Surv A-66 **Tax Blk:**  
**Type:** Manufactured Home **House on Prop:** Yes  
**Legal:** A066 CHURCHILL, ANDREW, ACRES 1.208  
**Sch Dist:** [Lockhart ISD](#) **Elem:** [Clear Fork](#)  
**Mid or JS:** [Lockhart](#) **High:** [Lockhart](#)  
**Farm:** Gentleman Ranch  
**Beds:** Total:3 (Main:3 Other:)  
**Yr Blt:** 2021/Public Records/Resale **Baths:** Total: 2 (F:2/H:0)  
**Levels:** 1 **SqFt:** 1,948/Public Records  
**Lot Sz Dim:** **\$/SqFt:** \$225.87  
**Acres:** 1.200 **Land SqFt:** 52,272  
**\$/Acre:** \$366,666.67 **# Living:** 1 **\$/Lnd SF:** 8.42  
**# Dining:** 1

## General Information

**Garage:** / Garage **Dir Faces:** South  
**Horses:** No/None  
**Crops:** None **Minerals:** See Remarks  
**Road Surface:** Paved  
**WaterFront:** No/None  
**Restrictions:** None  
**Farm:** Gentleman Ranch  
**Endanger Sp:** **Spl List Cnd:** None  
**Access Feat:** None  
**Surf Water:** No **ETJ:** See Remarks  
**Leases:** None  
**Property Cond:** Resale **Bldr Name:**

## House Information

**Laundry Loc:** Laundry Closet **Fireplaces:** 1/Living Room  
**Appliances:** Dishwasher, Microwave, Range Free Standing Electric, Water Heater-Electric  
**Interior Feat:** Breakfast Bar, Built-in Features, Ceiling(s)-High, Double Vanity, Dryer-Electric Hookup, Eat-in Kitchen, Kitchen Island, No Interior Steps, Open Floorplan, Pantry, Primary Bedroom on Main, Walk-In Closet(s), Washer Hookup  
**Flooring:** Tile  
**Roof:** Metal **Window Feat:** Blinds, Vinyl Windows  
**Construction:** Siding-Wood  
**Pool Priv:** No **Spa/Feat:**  
**Security Feat:** Smoke Detector(s)  
**Foundation:** Pillar/Post/Pier

## Exterior Information

**Tillable Acres:** **Grass Acres:** **Cultivated Ac:** **Commrcil:** No  
**Enclosed Acres:** 1 **# Ponds:** **# Wells:**  
**View:** Rural **Fencing:** Wire  
**Exterior Feat:** Exterior Steps  
**Community Feat:** None  
**Lot Feat:** Back Yard, Front Yard, Level  
**Patio/Prch Feat:** None  
**Other Structure:** None

## Additional Information

**List Agrmnt:** TXR/Exclusive Right To Sell  
**List Svc:** Full Service  
**Disclosures:** Seller Disclosure  
**Docs Avail:** None Available  
**FEMA Flood:** No

## Utility Information

**Heating:** Central, Electric **Sewer:** Septic Tank **Gnd Wtr C:**  
**Cooling:** Ceiling Fan(s), Central Air **Water Src:** Public  
**Utilities:** Electricity Connected, Phone Available, Water Connected  
**Green Energy Efficient:** None  
**Green Sustainability:** None

## Financial Information

**HOA YN:** No  
**Estimated Tax:** \$13,211 **Tax Annl Amt:** **Tax Year:** 2021  
**Tax Exempt:** Agricultural **Tax Assess Val:** \$679,950 **Tax Rate:** 1.9429  
**Special Assess:** **Possession:** Close Of Escrow, Funding  
**Buyer Incentive:** None  
**Accept Finance:** Cash, Conventional, Texas Vet, VA Loan  
**Prefr'd Title Co.** Independence Title - Lisa Reiter

## Showing Information

**Occupant Type:** Owner  
**Showing Reqs:** Showing Service, Sign on Property  
**Showing Instr:** Use ShowingTime to schedule an appt to show...Showings only Friday - Sunday from 9am - 7pm. Sellers will be present, no lockboxes  
**Lockbox Loc:**  
**Lockbox Type:** None  
**Contact Type:** **Show Service Ph:** 000-000-0000  
**Directions:** From 183 in Lockhart turn right on State Park Rd for approx 6 miles then look for sign

## 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\*\*\*Buyer to verify square footage.\*\*\*Property recently subdivided. Tax amounts not yet verified\*\*\*Adjacent properties MLS #8651004 and 1563943 also available for sale\*\*\*

**Public Remarks:** Stunning 3 bedroom home on 1.20 acres! Built in 2021 this home has all the great features. Open floor plan with recessed lighting, crown molding and a spacious living area. The gourmet island kitchen will be the envy of any chef with an extended breakfast bar, built-in shelving, stainless appliances and an abundance of workspace and storage. A farm style door leads from the large owner's retreat to a gorgeous full bath with shaker cabinets, dual vanity and walk-in shower. A convenient makeup vanity is the perfect place for getting ready for the day! Plenty of room to roam, add a pool or have a garden! The possibilities are endless!

## Agent/Office Information

<b>List Agent:</b> <a href="https://www.tourfactory.com/2981963">567369/Chris Watters</a> <b>List Office:</b> <a href="https://www.tourfactory.com/2981963">5827/Watters International Realty</a> <b>LA 2 Agt:</b> <a href="https://www.tourfactory.com/2981963">717470/Rance Vera</a> <b>DR Name:</b> Chris Watters <b>LO Address:</b> 8240 N Mopac Austin, Texas 78759 <b>LA Email:</b> <a href="mailto:listings@wattersinternational.com">listings@wattersinternational.com</a> <b>Own Name:</b> Jacob & Jessica Reveille <b>CDOM:</b> 0 <b>Intrmdry:</b> Yes	<b>LA Phone:</b> (512) 646-0038 <b>LO Phone:</b> (512) 646-0038 <b>LA 2 Phone:</b> (512) 571-7531 <b>LO Phone:</b> (512) 646-0038  <b>Bonus:</b> <b>Occupant:</b> Owner  <b>ADOM:</b> 0 <b>VarComm:</b> No	<b>LA Fax:</b> (512) 277-5104 <b>Sub Ag:</b> 1.50% / <b>Buy Ag:</b> 2.00%  <b>LO Fax:</b> (512) 532-9473  <b>List Date:</b> 05/13/2022 <b>Exp Date:</b> 09/16/2022 <b>OLP:</b> \$440,000  <b>TCD:</b> <b>Int List Display:</b> Yes
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**List Det URL:**

**VT Branded:** <https://www.tourfactory.com/2981963>

**VT Unbranded:** <https://www.tourfactory.com/idxr2981963>

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







