## 206 Samuel Dr, Bertram, Texas 78605

**Listing ID: 3322423** LP: \$549,900



Address: 206 Samuel Dr Std Status: I/RESI City: Bertram, Texas 78605 **List Price:** \$549,900 County: Burnet MLS Area: BU

PID: 116842 Tax Lot: 23 Subdivision: Dockal Ranchettes Tax Blk: Α Legal Desc: S4074 DOCKAL RANCHETTES LOT 23 BLK A, 2.12

Type: Single Family Resi/Fee-Simple

ISD: Elem: **Burnet ISD Bertram** Mid or JS: High: Burnet (Burnet ISD) <u>Burnet</u> # Dining: Primary Bed on Main: # Living: 1 1

Beds: Total:3 (Main:3 Other:) Baths: Total: 2 (F:2/H:0)

Possession:

Close Of Escrow, Funding

\$308.93 Living SqFt: 1,780/Public Records \$/SqFt:

Yr Blt: 2021/Public Records/Resale

Acres: 2.120 Levels: Lot Sz Dim: **Lnd SqFt:** 92,347 Pool Priv:

No/None **General Information** 

Garage: 0 / Tot Prk: 2 / Carport, Covered, Detached

Roof: Dir Faces: Composition, Shingle South-East Construction: Siding-Wood ETJ: See Remarks

WaterFront: No/None Access Feat: None Horses: No/None Foundation: Pillar/Post/Pier

Restrictions: None

Security Feat: Smoke Detector(s)

**Property Cond:** Resale **Bldr Nm:** 

**Interior Information** 

Laundry Loc: Laundry Room

Fireplaces:

**Appliances:** Dishwasher, Microwave, Range Free Standing Electric, Washer/Dryer, Water Heater-Electric

**Interior Feat:** Built-in Features, Ceiling Fan(s), Ceiling(s)-High, Counter-Granite, Double Vanity, Kitchen Island, No Interior Steps,

Open Floorplan, Primary Bedroom on Main, Walk-In Closet(s)

Flooring: Carpet, Tile **Window Feat:** Blinds

**Rooms Information** 

Room <u>Level</u> **Features** 

Primary Bathroom Dual Vanity, Full Bath, Separate Shower Main

Primary Bedroom Main Walk-In Closet(s)

Kitchen Main Breakfast Bar, Center Island, Counter-Granite, Dining Area, Eat In Kitchen, Open to Family Room

**Exterior Information** 

View: Fencing: Rural Livestock, Wire

**Exterior Feat:** Exterior Steps, Private Yard Patio/Prch Feat: Deck, Front Porch, Rear Porch

Community Feat:

Lot Feat: Back Yard, Front Yard, Level, Open Lot, Trees-Sparse

Other Structure: Gazebo, Shed, Storage

**Additional Information** 

**List Agrmnt:** TXR/Exclusive Right To Sell

Spl List Cond: None **FEMA Flood:** Nο

**Utility Information** 

**Heating:** Central, Electric Sewer: Septic Tank GCD:

Cooling: Water Src: Ceiling Fan(s), Central Air, Electric Well

**Utilities:** Electricity Connected, Phone Available

Green Energy Efficient: None Green Sustainabilitiy: None

**Financial Information** 

HOA YN: No

**Estimated Tax:** \$2,882 Tax Anni Amt: Tax Year: 2022 **Tax Assess Val:** \$182,832 Tax Rate: 1.5764 Tax Exempt: None

Special Assess:

**Buyer Incentive:** 

Accept Finance: Cash, Conventional, FHA, VA Loan Prefr'd Title Co. 1845 Title - Angela Hruska

**Showing Information Occupant Type:** Owner Name: Dennis Green

Showing Reqs: Call Owner, See Showing Instructions, Sign on Property

**Showing Instr:** 

Call owner to show...seller will be present during showings.

**Lockbox Loc:** None

512-589-4475 **Contact Name:** Dennis Green **Contact Phone:** 

Owner Contact Type: **Show Service Ph:** 

**Directions:** From Bertram head northwest on Railroad St for approx 6 miles, left on Daniel Dr, left on Samuel Dr to property on

## 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 (Bryce Metzger 512-296-9469) for fastest response.

\*\*\*PREFERRED TITLE 1845 Title - Angela Hruska 512-402-3300 teamangela@keytitlegroup.com\*\*\*Completely furnished with brand new lawn equipment included. Gas grill, smoker, plants, gazebo, fireplace, television etc. included

as well. AC and heat vents are in the ceiling. 12 year structural warranty\*\*\*

**Public Remarks:** Beautiful 3 bedroom modular home with site built construction characteristics on over 2 acres! Open floor plan with

> wood look tile flooring, granite counters and high ceilings. Island kitchen offers a farm style stainless sink, breakfast bar, stainless appliances and an abundance of storage. Luxurious owner's retreat with extended shower, his and hers vanity and oval soaking tub. Secondary bedrooms share a full bath. Enjoy sitting on the 12x40' deck on the back with 30' of covering. There is also a 20x24 slab with a storage and carport and a gazebo. The property backs up to a 1000 acre ranch that will never be developed. Completely furnished with brand new lawn equipment included. Gas grill, smoker, plants, gazebo, fireplace, television etc. included as well.

> > **Agent/Office Information**

List Agent: 567369/Chris Watters LA Phone: (512) 646-0038 LA Fax: (512) 277-5104 LO Phone: List Office: 5827/Watters International Realty (512) 646-0038 **Sub Ag: 2.00% / Buy Ag: 2.00%** 

**LA 2 Phone:** (512) 296-9469 LA 2 Agt: 542232/Bryce Metzger

VarComm:

DR Name: LO Phone: (512) 646-0038 LO Fax: (512) 532-9473 Chris Watters LO Address: 8240 N Mopac Austin, Texas 78759

LA Email: listings@wattersinternational.com **Bonus: List Date:** 

Own Name: Dennis Green **Occupant:** Exp Date: 09/30/2022 Owner

CDOM ADOM: OLP:

Nο TCD:

List Det URL: Int List Display: Yes VT Branded: https://www.tourfactory.com/2996716

VT Unbranded: https://www.tourfactory.com/idxr2996716 Vid Branded: https://www.zillow.com/view-3d-home/1201bfbc-b837-4384-b741-720202c8771e?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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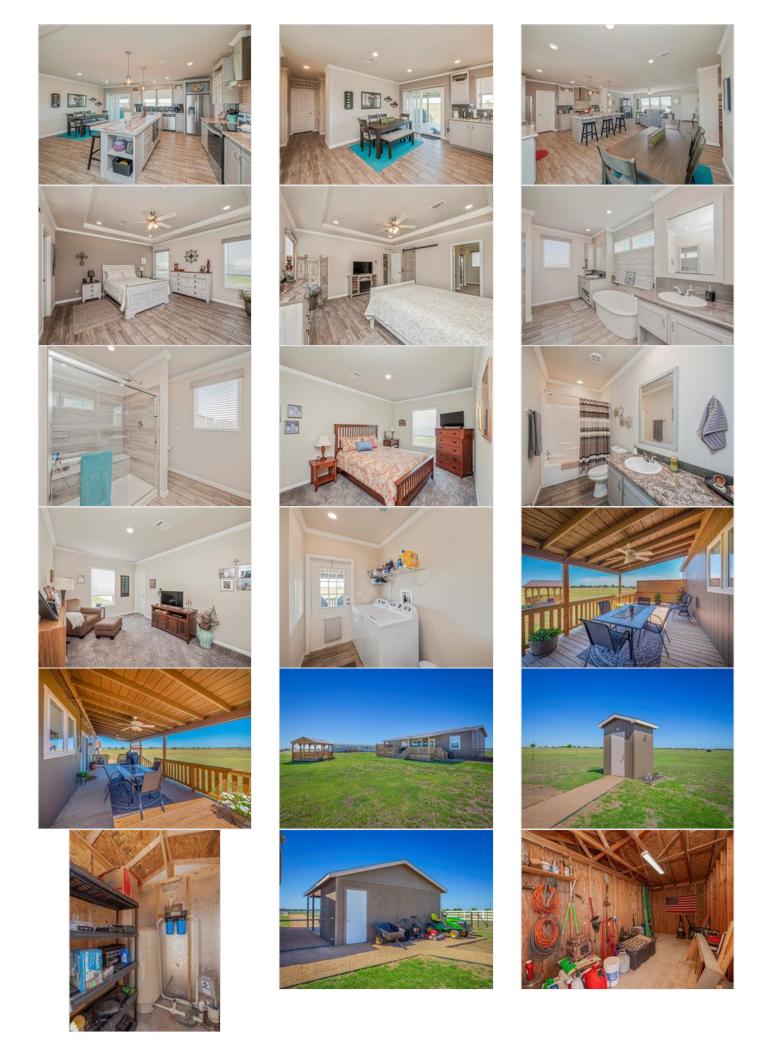


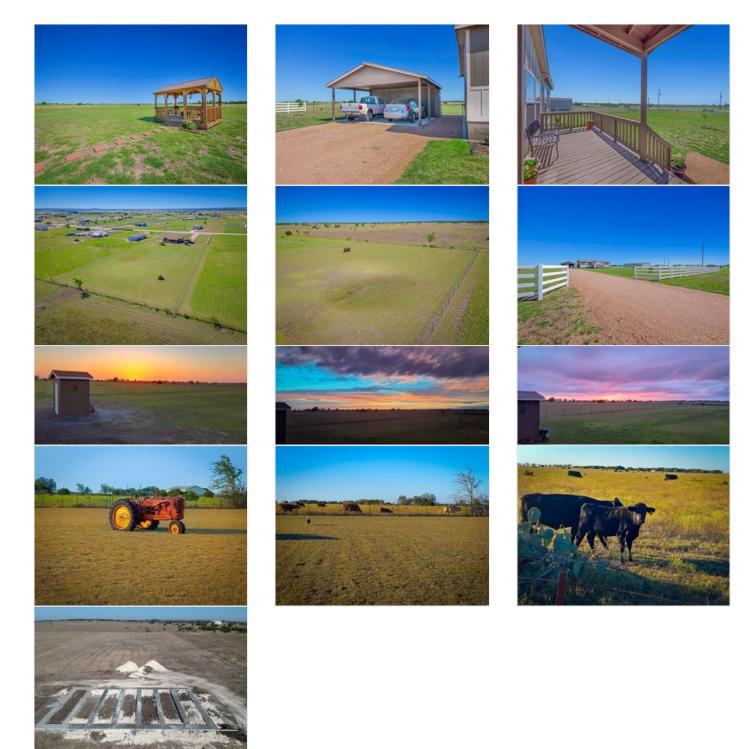












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