

206 Samuel Dr, Bertram, Texas 78605

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



Address: [206 Samuel Dr](#)
City: Bertram, Texas 78605
County: Burnet
PID: [116842](#)
Subdivision: Dockal Ranchettes
Legal Desc: S4074 DOCKAL RANCHETTES LOT 23 BLK A, 2.12
Type: Single Family Resi/Fee-Simple
ISD: [Burnet ISD](#)
Mid or JS: [Burnet \(Burnet ISD\)](#)
Primary Bed on Main: # **Living:** 1
Beds: Total: 3 (Main: 3 Other:)
Living SqFt: 1,780/Public Records
Yr Blt: 2021/Public Records/Resale
Acres: 2.120
Lot Sz Dim:
Pool Priv: No/None
Std Status: **I/RESI**
List Price: \$549,900
MLS Area: BU
Tax Lot: 23
Tax Blk: A
Elem: [Bertram](#)
High: [Burnet](#)
Dining: 1
Baths: Total: 2 (F: 2/H: 0)
\$/SqFt: \$308.93
Levels: 1
Lnd SqFt: 92,347

General Information

Garage: 0 / Tot Prk: 2 / Carport, Covered, Detached
Roof: Composition, Shingle
Construction: Siding-Wood
WaterFront: No/None
Access Feat: None
Horses: No/None
Foundation: Pillar/Post/Pier
Restrictions: None
Security Feat: Smoke Detector(s)
Property Cond: Resale
Dir Faces: South-East
ETJ: See Remarks
Bldr Nm:

Interior Information

Laundry Loc: Laundry Room
Fireplaces: 0
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	Level	Features
Primary Bathroom	Main	Dual Vanity, Full Bath, Separate Shower
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: Rural
Exterior Feat: Exterior Steps, Private Yard
Patio/Prch Feat: Deck, Front Porch, Rear Porch
Community Feat: None
Lot Feat: Back Yard, Front Yard, Level, Open Lot, Trees-Sparse
Other Structure: Gazebo, Shed, Storage
Fencing: Livestock, Wire

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
Spl List Cond: None
FEMA Flood: No

Utility Information

Heating: Central, Electric
Cooling: Ceiling Fan(s), Central Air, Electric
Utilities: Electricity Connected, Phone Available
Green Energy Efficient: None
Green Sustainability: None
Sewer: Septic Tank
Water Src: Well
GCD:

Financial Information

HOA YN: No
Estimated Tax: \$2,882
Tax Exempt: None
Special Assess:
Buyer Incentive: None
Accept Finance: Cash, Conventional, FHA, VA Loan
Prefer'd Title Co: 1845 Title - Angela Hruska
Tax Annl Amt:
Tax Assess Val: \$182,832
Tax Year: 2022
Tax Rate: 1.5764
Possession: Close Of Escrow, Funding

Showing Information

Occupant Type: Owner
Showing Reqs: Call Owner, See Showing Instructions, Sign on Property
Showing Instr:
Owner Name: Dennis Green

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

Lockbox Loc: None
Contact Name: Dennis Green
Contact Type: Owner
Directions: From Bertram head northwest on Railroad St for approx 6 miles, left on Daniel Dr, left on Samuel Dr to property on right.

Lockbox Type: None
Contact Phone: 512-589-4475
Show Service Ph:

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
List Office: 5827/Watters International Realty	LO Phone: (512) 646-0038	Sub Ag: 2.00% / Buy Ag: 2.00%
LA 2 Agt: 542232/Bryce Metzger	LA 2 Phone: (512) 296-9469	LO Fax: (512) 532-9473
DR Name: Chris Watters	LO Phone: (512) 646-0038	
LO Address: 8240 N Mopac Austin, Texas 78759	Bonus:	List Date:
LA Email: listings@watersinternational.com	Occupant: Owner	Exp Date: 09/30/2022
Own Name: Dennis Green		OLP:
CDOM	ADOM:	TCD:
Intrmdry: Yes	VarComm: No	Int List Display: Yes

List Det URL:

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





