

5249 County Road 252, Bertram, Texas 78605

Listing ID: **2156214** LP: **\$429,000**

Recent Change: **07/07/2022 :: ->A**

NEW



Address: [5249 County Road 252](#) **Std Status:** **A/RESI**
City: Bertram, Texas 78605 **List Price:** \$429,000
County: Burnet **MLS Area:** BU
PID: [72972](#) **Tax Lot:** n/a
Subdivision: N/A **Tax Blk:**
Legal Desc: ABS A0290 WILLIS EDSON, TRACT 8, 3.33 ACRES
Type: Modular/Fee-Simple
ISD: [Burnet ISD](#) **Elem:** [Bertram](#)
Mid or JS: [Burnet \(Burnet ISD\)](#) **High:** [Burnet](#)
Primary Bed on Main: Yes # **Living:** 1 **# Dining:** 1
Beds: Total: 3 (Main: 3 Other:) **Baths:** Total: 2 (F: 2/H: 0)
Living SqFt: 1,470/Public Records **\$/SqFt:** \$291.84
Yr Blt: 2006/Public Records/Resale
Acres: 3.330 **Levels:** 1
Lot Sz Dim: **Lnd SqFt:** 145,055
Pool Priv: No/None

General Information

Garage: 0 / Tot Prk: 6 / Covered, Detached Carport, RV Access/Parking, RV Carport
Roof: Composition, Shingle **Dir Faces:** North
Construction: HardiPlank Type, 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: 0
Appliances: Dishwasher, Water Heater-Electric, Water Softener Owned
Interior Feat: Breakfast Bar, Ceiling Fan(s), Counter-Laminate, Crown Molding, Double Vanity, Dryer-Electric Hookup, No Interior Steps, Open Floorplan, Primary Bedroom on Main, Soaking Tub, Walk-In Closet(s), Washer Hookup
Flooring: Laminate, Tile
Window Feat: Blinds

Rooms Information

Room	Level	Features
Kitchen	Main	Breakfast Bar, Counter-Laminate
Primary Bedroom	Main	Walk-In Closet(s)
Primary Bathroom	Main	Dual Vanity, Garden Tub, Walk-in Shower

Exterior Information

View: Rural **Fencing:** Perimeter
Exterior Feat: Exterior Steps
Patio/Prch Feat: Covered, Deck, Front Porch, Rear Porch
Community Feat: None
Lot Feat: Back Yard, Cleared, Front Yard
Other Structure: RV/Boat Storage, Shed, Storage

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

Financial Information

HOA YN: No
Estimated Tax: \$1,207 **Tax Annl Amt:** \$590 **Tax Year:** 2022
Tax Exempt: Homestead, Over 65 **Tax Assess Val:** \$79,590 **Tax Rate:** 1.5764
Special Assess: **Possession:** Close Of Escrow, Funding
Buyer Incentive: None
Accept Finance: Cash, Conventional, FHA, USDA Loan, VA Loan
Prefr'd Title Co. 1845 Title

Showing Information

Occupant Type:

Showing Reqs: Owner
Showing Instr: Call Owner, See Showing Instructions, Sign on Property
Lockbox Loc: Text owner with 2 hr notice to show 512-777-8034***Code to the back door is in the lock box***
Lockbox SN#: Front Gate
Lockbox Type: SUPRA
Lockbox SN#: 32118997
Access Code:
Contact Name: Scott & Tina Hanson
Contact Phone: 512-777-8034
Contact Type: Owner
Show Service Ph:
Directions: From Leander take 29 towards Bertram, then right on County Rd 252 for approx 5 miles to property on left

Remarks

Private Remarks: Buyer Agent Bonus (SIC) see attached***For questions after 5pm and on weekends text Cory Cain (512) 745-3277. Offers received after 5pm on Friday will be presented the following business day. ***PREFERRED TITLE 1845 Title 512-402-3300***Washer/Dryer do not convey**Refrigerator and hot tub are negotiable to convey.

Public Remarks: Beautiful 3 bedroom home sitting on a fenced 3.3 acres with producing fruit trees. Open floor plan with crown molding, laminate flooring and functional country kitchen! Spacious owner's retreat with sitting area, large walk-in closet, dual vanity, soaking tub and extended walk-in shower. Covered front and back porches overlook the lush property with cement walkways and above ground pool. There is also an underground storm shelter and 3 double carports (one for an RV with full hookups), small barn and 2 storage buildings with electric. New A/C in 2022 with smart thermostat, new roof in 2021 and new well house.

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:	487732/Cory Cain	LA 2 Phone:	(512) 745-3277	LO Fax:	(512) 532-9473
DR Name:	Chris Watters	LO Phone:	(512) 646-0038	List Date:	07/07/2022
LO Address:	8240 N Mopac Austin, Texas 78759	Bonus:		Exp Date:	12/22/2022
LA Email:	listings@wattersinternational.com	Occupant:	Owner	OLP:	\$429,000
Owner Name:	Scott & Tina Hanson				
CDOM	0	ADOM:	0		
Intrmdry:	Yes	VarComm:	No		

List Det URL:

VT Branded: <https://www.tourfactory.com/3005024>

VT Unbranded: <https://www.tourfactory.com/idxr3005024>

Vid Branded: <https://www.zillow.com/view-3d-home/89b95489-02ac-4272-88a0-74b4f5588592?setAttribution=mls&wl=true>

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





