

ALL FIELDS DETAIL



MLS #	160961	#Beds	3
Asking Price	\$429,000	#Baths	2
Address	5249 County Road 252	# of Half Baths	0
Address 2		Water	Well
City	Bertram	Sewer	Septic
State	TX	GolfCrsLot	No
Zip	78605	HCSqFt	1,470
Area	Bertram	PrcSqft	\$291.84
Status	Active	WaterFrnt	No
Cumulative DOM	0	Water Front Type	
Class	RESIDENTIAL	Waterfront Footage	
Type	Single Family /Site Built	# of Stories	1 Story
Approx. Lot Dimensions	418x365		
Approx. # of Acres	3.33		



GENERAL

Virtual Tour	Virtual Tour	Sale/Rent	For Sale
IDX Include	Y	Video Link	Video Link
For Sale or Rent	For Sale	Short Sale Y/N	No
REO/Foreclosure Y/N	No	Listing Date	7/7/2022
Expiration Date	12/22/2022	Agent	Christopher Watters - Cell: 512-646-0038
Listing Office 1	Watters International Realty - OFC: 512-646-0038	Listing Agent 2	
Listing Office 2		Excl. Right to Sell (Y/N)	Yes
Sub Agency Comm.	2%	Variable Rate Comm. (Y/N)	No
Buyer Agency Comm.	2%	NonMem Buyer Agency Comm	2%
NonMem Sub Agency Comm		Intermediary (Y/N)	Yes
Exclusive Agency (Y/N)	No	Possession	Closing/Funding
Owner's Complete Name (First & Last)	Scott Hanson & Tina Hanson	Occupied (Y/N)	Yes
Subdivision	None	School District	Burnet
Approx. Year Built	2005	SQFT Source	Owner
Single Level Living (Y/N)	Yes	Lot Size Source	County
Approx. Lot SQFT	145,055	Zoning	
Flood Zone (Y/N/UK)	No	Restrictions (Y/N/UK)	No
Legal	ABS A0290 WILLIS EDSON ,TRACT 8, 3.33 ACRES	Off Market Date	
Agent Hit Count	0	Client Hit Count	0
Search By Map		VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	Update Date	7/7/2022
Status Date	7/7/2022	HotSheet Date	7/7/2022
Price Date	7/7/2022	Input Date	7/7/2022 9:34 AM
Associated Document Count	5	Original Price	\$429,000
County	Burnet	# of Residences	1
Owned to Water (Y/N/UK)		Preferred Title Company	1845 Title
Active Days to Under Contract		Active Days to Sold	
PID		Geocode Quality	Manually Placed Pin
Picture Count	29	Sold Price Per SQFT	
Additional Comments Relating to Sale		Input Date	7/7/2022 9:34 AM
Update Date	7/7/2022 9:34 AM		

DIRECTIONS

Directions From Burnet take 29 towards Bertram, then left on County Rd 252 for approx 5 miles to property on left

FEATURES

APPLIANCES	FENCE	LAND TYPE	SHOWING INSTRUCTIONS
Dishwasher	Perimeter	Cleared Land	Call Owner
Dryer Connection-Electric	FOUNDATION	POOL	Lock Box
Range-Electric	Pier/Beam	Above Ground Pool	Sign
Washer Connection	FLOOR	ROAD FRONTAGE	TERMS

FEATURES

CONSTRUCTION

Wood

COOLING

Central

DOCUMENTS AVAILABLE

Aerial Photos

ENERGY EFFICIENCY

Ceiling Fan

EXTERIOR

Hardi-Panel

EXTERIOR FEATURES

Covered Porch/Patio

Landscaping

Open Patio

Pavilion

Storage Building

Hot Tub

Laminate

Tile

GARAGE-CARPORT

3+ Car Carport

RV Storage

HEAT

Central

Electric

INTERIOR EXTRAS

Breakfast Bar

Coffered Ceiling

Crown Molding

Smoke Alarm(s)

Split Bedroom Plan

Walk In Closet(s)

Water Softener

County Road

ROOF

Composition

ROOM

Dining Room

Kitchen

Laundry

Living Room

Utility Room Inside

Main Level Master Bdrm

Cash

Conventional

FHA

VA

USDA

VIEW

Hill Country

STYLE

Other

SHORT TERM RENTAL ALLOWED

NO

FINANCIAL

Tax ID 072972

Ag Exempt. (Y/N)

HOA Fee

Prop Own. Fee Mand. (Y/N)

Prop Own. Fee Frequency

Taxes per \$100 Valuation 1.5764

HOA Mandatory (Y/N)

HOA Frequency

Property Owners Fee

Financing Terms Comments

SOLD STATUS

How Sold

Closing Date

Cash Concession

Selling Office 1

Contract Date

Sold Price

Selling Agent 1

PUBLIC REMARKS

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 an 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.

CONF. AGENT REMARKS

Conf. Agent Remarks Text owner to showwith 2 hour notice 512-777-8034**LB on front gate**Buyer Agent Bonus (SIC) see attached*** Offers received after 5pm on Friday will be presented the following business day. ***PREFERRED TITLE 1845 Title 512-402-3300***

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.