

4700 N US Hwy 281, Burnet, Texas 78611

Listing ID: **1383633** LP: **\$700,000**



Address: [4700 N Us Hwy 281](#)
City: Burnet, Texas 78611
County: Burnet
Parcel #: [104044](#)
Subdivision: n/a
Legal Desc: ABS A0796 JOHN SMITH, 2.79 ACRES
Type: See Remarks
ISD: [Burnet ISD](#)
Mid or JS: [Burnet \(Burnet ISD\)](#)
SqFt/Src: 900/Public Records
Yr Blt/Src: 2014/Public Records/Resale
Land SqFt: 261,360
\$/Land SF: \$2.68
Lot Sz Dim:
Std Status: **I/RINC**
List Price: \$700,000
MLS Area: BU
Tax Lot:
Tax Blk:
Elem: [Burnet](#)
High: [Burnet](#)
\$/SqFt: \$777.78
Levels:
Acres: 6.000
Unit Mix: 1/1

General Information

Roof: Composition
Construction: Frame
Foundation: Slab
Lot Feat: Open Lot, Public Maintained Road
View: Hill Country, Rural
Comm Feat: None
WaterFront: No
Restrictions: None
Appliances: Electric Cooktop
Parking: Open, Outside
Patio/Porch: Front Porch, Patio
Other Equip: See Remarks
Unit Rooms: Bedroom, Kitchen, Dining Room, Living Room, Loft
Property Cond: Resale
Pets Allowed: Cats OK, Dogs OK
Dir Faces: East
ETJ: See Remarks
Prop Condition: Resale
Fencing: Livestock, Perimeter
Water Body:
Bldr Nm:

Unit Information

Unit#	Bds	FB	HB	FP	Furnshd	Rent	Lsd	Tenant	Lse Exp	Pet Dep	P/Pet	Dep	M-M
2	1	1	0	No									
1	1	1	0	No	Furnished								

Total Actual Rent: \$0

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
Spl List Cond: None
Other Struct: Workshop
FEMA Flood: No
List Svc: Full Service

Utility Information

Utilities: Cable Available, Electricity Connected, Internet-Cable, Phone Available
Meter Desc: See Remarks
Owner Pays: See Remarks
Green Energy Efficient: None
Green Sustainability: None
Gnd Wtr Con:

Financial Information

HOA YN: No
Estimated Tax: \$2,549
Tax Exempt: Homestead, Over 65
Special Assess:
Buyer Incentive: None
Accept Finance: Cash, Conventional
Prefr'd Title Co. 1845 Title
Tax Annl Amt:
Tax Assess Val: \$46,593
Tax Year: 2022
Tax Rate: 1.5663
Possession: Close Of Escrow, Funding

Showing Information

Occupant Type: Owner
Showing Reqs: Lockbox, Showing Service, Sign on Property
Showing Instr: Use ShowingTime to schedule an appt to show
Lockbox Loc: There is a lockbox on each tiny home.
Lockbox SN#: 33932608
Contact Type:
Directions: From Burnet go north on 281 for approx 3 miles and look for sign on left.
Owner Name: Nathaniel & Kristen Yantis
Lockbox Type: SUPRA
Access Code:
Show Service Ph: 000-000-0000

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 (Jason Bouchard 512-876-4144) for fastest response.***PREFERRED TITLE 1845 Title - 512-402-3300**

Public Remarks: Previous remarks.....Income Producing Property Over 5.5 Unrestricted AC w/2 Tiny Houses & Workshop. Front home

has kitchen, bath, living room, laundry nook w/stackables & sleeping loft. Back house has bedroom, bathroom, laundry, kitchen & living room. Shared well, 2 septs. Second well on vacant land, Commercial workshop w/office by back home currently used for fabrication. No restrictions.

Agent/Office Information

List Agent: [567369/Chris Watters](mailto:567369@watersinternational.com)
List Office: [5827/Watters International Realty](mailto:5827@watersinternational.com)
LA 2 Agt: [702719/Jason Bouchard](mailto:702719@watersinternational.com)
DR Name: Chris Watters
LO Address: 8240 N Mopac Austin, Texas 78759
LA Email: listings@watersinternational.com
Own Name: Nathaniel & Kristen Yantis
CDOM
Intrmdry: Yes

LA Phone: (512) 646-0038
LO Phone: (512) 646-0038
LA 2 Phone: (512) 876-4144
LO Phone: (512) 646-0038

LA Fax: (512) 277-5104
Sub Ag: 2.50% / **Buy Ag:** 2.50%
LO Fax: (512) 532-9473

Bonus:
Occupant: Owner

List Date:
Exp Date: 12/24/2022
OLP:

List Det URL:

Vid Branded: <https://www.zillow.com/view-3d-home/a7a24f40-c860-4d66-b9e9-e1c102933af8?setAttribution=mls&wl=true>

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





