

4700 N US Highway 281, Burnet, Texas 78611

Listing ID: 2529007 **LP:** \$700,000

Recent Change:07/18/2022 :: ->A

NEW



Address: [4700 N Us Highway 281](#) **Std Status:** A/RESI
City: Burnet, Texas 78611 **List Price:** \$700,000
County: Burnet **MLS Area:** BU
PID: [B0796000000301005](#) **Tax Lot:**
Subdivision: none **Tax Blk:**
Legal Desc: ABS A0796 JOHN SMITH, 2.79 ACRES
Type: See Remarks/Fee-Simple
ISD: [Burnet ISD](#) **Elem:** [Burnet](#)
Mid or JS: [Burnet \(Burnet ISD\)](#) **High:** [Burnet](#)
Primary Bed on Main: No # **Living:** 2 **# Dining:** 2
Beds: Total:2 (Main:1 Other:1) **Baths:** Total: 2 (F:2
Living SqFt: 900/Multiple Dwelling **\$/SqFt:** \$777.78
Yr Blt: 2014/Public Records/Resale
Acres: 6.000 **Levels:** 1
Lot Sz Dim: **Lnd SqFt:** 261,360
Spa Feat: None
Pool Priv: No/None

General Information

Garage: / Tot Prk: 10 / Open, Outside
Roof:
Construction: See Remarks
WaterFront: No/None
Access Feat: None
Horses: No/None
Restrictions: None
Security Feat: None
Property Cond: Resale

Dir Faces: East
ETJ: No

Bldr Nm:

Interior Information

Laundry Loc: None
Appliances: Electric Cooktop, Water Heater-Electric
Flooring: Concrete, Laminate

Rooms Information

Room	Level	Features
Primary Bedroom	Main	See Remarks
Primary Bathroom	Main	See Remarks
Kitchen	Main	See Remarks

Exterior Information

View: Hill Country **Fencing:** Livestock, Perimeter
Exterior Feat: None
Patio/Prch Feat: None
Community Feat: None
Lot Feat: Views
Other Structure: Workshop

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, Heat Pump **Sewer:** Septic Tank **GCD:**
Cooling: Central Air **Water Src:** Well
Utilities: Electricity Connected, Internet-Satellite/Other, Phone Available

Financial Information

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

Showing Information

Occupant Type: Owner **Owner Name:** Nathaniel & Kristen Yantis
Showing Reqs: Lockbox, Showing Service, Sign on Property
Showing Instr: Use ShowingTime to schedule an appt to show and follow instructions regarding LEAD time and ACCESS codes to each tiny home.
Lockbox Loc: There is a lockbox on each tiny home. **Lockbox Type:** SUPRA
Lockbox SN#: 33932608 **Access Code:**
Contact Type: **Show Service Ph:**

Directions: From the Intersection of Hwys 281 & 29, Drive North on Hwy 281 out of Burnet to 4700 on the left. Look for sign on fence and US flag hanging on gate.

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: Beautiful, income producing property Over 5.5 unrestricted acres with 2 tiny houses and a workshop. Front home has kitchen, bath, living room, laundry nook with stackable washer/dryer and a sleeping loft. Back home has bedroom, bathroom, laundry, kitchen & living room. Shared well, 2 septs. Second well on vacant land. Workshop with an office and laundry area. No restrictions. Buchanan Lake, Inks Lake and Spider Mountain are only 15-20 mins away!

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:	2.50% / Buy Ag: 2.50%
LA 2 Agt:	702719/Jason Bouchard	LA 2 Phone:	(512) 876-4144	LO Fax:	(512) 532-9473
DR Name:	Chris Watters	LO Phone:	(512) 646-0038	List Date:	07/18/2022
LO Address:	8240 N Mopac Austin, Texas 78759	Bonus:		Exp Date:	12/24/2022
LA Email:	listings@wattersinternational.com	Occupant:	Owner	OLP:	\$700,000
Own Name:	Nathaniel & Kristen Yantis				
CDOM:	0	ADOM:	0		
Intrmdry:	Yes	VarComm:	No		

List Det URL:

VT Branded: <https://www.tourfactory.com/3008738>

VT Unbranded: <https://www.tourfactory.com/idxr3008738>

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





