

# 103 Rolling Hills Dr, Spicewood, Texas 78669

**Listing ID:** 4195385 **LP:** \$700,000

Recent Change:08/04/2022 : ->A



**Address:** [103 Rolling Hills Dr](#) **Std Status:** A/RESI  
**City:** Spicewood, Texas 78669 **List Price:** \$700,000  
**County:** Burnet **MLS Area:** LW  
**PID:** [26580](#) **Tax Lot:** 306  
**Subdivision:** Lakeside Beach **Tax Blk:**  
**Legal Desc:** S5940 LAKESIDE BEACH LOT 306, SEC 1  
**Type:** Single Family Resi/Fee-Simple **Elem:** [Spicewood \(Marble Falls ISD\)](#)  
**ISD:** [Marble Falls ISD](#) **High:** [Marble Falls](#)  
**Mid or JS:** [Marble Falls](#) **# Dining:** 1  
**Primary Bed on Main:** Yes # **Living:** 2 **Baths:** Total: 3 (F:3/H:0)  
**Beds:** Total: 3 (Main:2 Other:1) **\$/SqFt:** \$376.34  
**Living SqFt:** 1,860/Public Records  
**Yr Blt:** 2009/Public Records/Resale **Levels:** 2  
**Acres:** 1.030 **Lnd SqFt:** 44,867  
**Lot Sz Dim:**  
**Pool Priv:** No/None  
**Addl Parc:** Yes/S5940 LAKESIDE BEACH LOT 308, SEC 1, S5940 LAKESIDE BEACH LOT 307, SEC 1, S5940 LAKESIDE BEACH LOT 305, SEC 1

## General Information

**Garage:** 1 / Tot Prk: 4 / Attached, Door-Single, Garage Faces Front, Open, Outside  
**Roof:** Metal **Dir Faces:** West  
**Construction:** Masonry-All Sides, Stone **ETJ:** See Remarks  
**WaterFront:** No/None  
**Access Feat:** None  
**Horses:** No/None  
**Foundation:** Slab  
**Restrictions:** Deed Restrictions  
**Security Feat:** Prewired, Smoke Detector(s)  
**Property Cond:** Resale **Bldr Nm:**

## Interior Information

**Laundry Loc:** Laundry Room, Main Level  
**Fireplaces:** 0  
**Appliances:** Dishwasher, Microwave, Range Free Standing Electric, Water Heater-Electric, Water Softener Owned  
**Interior Feat:** Breakfast Bar, Ceiling Fan(s), Ceiling(s)-High, Counter-Granite, Interior Steps, Multiple Living Areas, Primary Bedroom on Main, Recessed Lighting  
**Flooring:** Concrete, Wood  
**Window Feat:** Blinds, Vinyl Windows  
**Guest Accom:** Room with Private Bath  
**Guest Beds:** 1 **Guest Baths:** 1/0

## Rooms Information

Room	Level	Features
Primary Bedroom	Main	Ceiling Fan(s)
Primary Bathroom	Main	Walk-in Shower
Kitchen	Main	Breakfast Bar, Counter-Granite, Dining Area, Galley Type Kitchen

## Exterior Information

**View:** Hill Country, Neighborhood **Fencing:** None  
**Exterior Feat:** Exterior Steps  
**Patio/Prch Feat:** Front Porch, Patio, Rear Porch  
**Community Feat:** None  
**Lot Feat:** Back Yard, Corner Lot, Front Yard, Trees-Medium (20 Ft - 40 Ft)  
**Other Structure:** Shed, Storage

## Additional Information

**List Agrmnt:** TXR/Exclusive Right To Sell  
**Spl List Cond:** None  
**Disclosures:** Seller Disclosure  
**Docs Avail:** None Available  
**FEMA Flood:** No

## Utility Information

**Heating:** Central, Electric **Sewer:** Septic Tank **GCD:**  
**Cooling:** Ceiling Fan(s), Central Air, Electric **Water Src:** Municipal Utility District (MUD)  
**Utilities:** Cable Available, Electricity Connected, Internet-Cable, Phone Available, Water Connected  
**Green Energy Efficient:** None  
**Green Sustainability:** None

## Financial Information

**HOA YN:** No  
**Estimated Tax:** \$7,951 **Tax Annl Amt:** **Tax Year:** 2022  
**Tax Exempt:** Homestead **Tax Assess Val:** \$405,936 **Tax Rate:** 1.6212  
**Special Assess:** **Possession:** Close Of Escrow, Funding

**Buyer Incentive:** None  
**Accept Finance:** Cash, Conventional, FHA, VA Loan  
**Prefr'd Title Co.** 1845 Title

### 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:** Front door  
**Lockbox SN#:** 32145810  
**Contact Type:**  
**Directions:** From Hwy 71 go northeast on Spur 191, continue on Eagle Bluff Rd, right on Wanta Hideaway, right on Songwood Dr, left on Rolling Hills Dr to home on left

**Owner Name:** Randy Niemann  
**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 (Rance Vera 512-571-7531) for fastest response. \*\*\*PREFERRED TITLE 1845 Title - orders@1845title.com\*

**Public Remarks:** This home features a native limestone exterior with spray foam insulation, 50 year metal roof and a wrap around porch. Interior offers concrete flooring and high ceilings. Galley style kitchen with custom oak cabinets, granite counters, breakfast bar and an office area with built-in desk. Fridge conveys. Access to the 1000 sf apartment in the garage with living area, full bath and pecan wood floors. Double roll up doors for access from the front or the back of the home. Two sheds and the garage tool bench conveys. Home is pre-wired for security but not connected. Three additional lots included for a total of 1.03 acres.

### Agent/Office Information

**List Agent:** [567369/Chris Watters](https://www.tourfactory.com/3012820)  
**List Office:** [5827/Watters International Realty](https://www.tourfactory.com/3012820)  
**LA 2 Agt:** [717470/Rance Vera](https://www.zillow.com/view-3d-home/92bb8401-2685-41bc-a93c-50a24ebba8be?setAttribution=mls&wl=true)  
**DR Name:** Chris Watters  
**LO Address:** 8240 N Mopac Austin, Texas 78759  
**LA Email:** [listings@wattersinternational.com](mailto:listings@wattersinternational.com)  
**Own Name:** Randy Niemann  
**CDOM:** 0  
**Intrmdry:** Yes

**LA Phone:** (512) 646-0038  
**LO Phone:** (512) 646-0038  
**LA 2 Phone:** (512) 571-7531  
**LO Phone:** (512) 646-0038

**LA Fax:** (512) 277-5104  
**Sub Ag:** 1.50% / **Buy Ag:** 3.00%  
**LO Fax:** (512) 532-9473

**Bonus:**  
**Occupant:** Owner

**ADOM:** 0  
**VarComm:** No

**List Date:** 08/04/2022  
**Exp Date:** 01/15/2023  
**OLP:** \$700,000

**List Det URL:**

**VT Branded:** <https://www.tourfactory.com/3012820>

**VT Unbranded:** <https://www.tourfactory.com/idxr3012820>

**Vid Branded:** <https://www.zillow.com/view-3d-home/92bb8401-2685-41bc-a93c-50a24ebba8be?setAttribution=mls&wl=true>

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

**TCD:**

**Int List Display:** Yes