

965 County Road 216, Bertram, Texas 78605

Listing ID: 3536079 **LP:** \$800,000

Recent Change:08/17/2022 :: ->A

NEW



Address: [965 County Road 216](#)
City: Bertram, Texas 78605
County: Burnet
PID: [B1541000000001001](#)
Subdivision: N/A
Legal Desc: ABS A1541 PETER BUMGADNER, TRACT 2, 1.0 ACRES
Type: Single Family Resi/Fee-Simple
ISD: [Burnet ISD](#)
Mid or JS: [Burnet \(Burnet ISD\)](#)
Primary Bed on Main: Yes # **Living:** 2
Beds: Total: 3 (Main:3 Other:0)
Living SqFt: 2,363/Public Records
Yr Blt: 1956/Public Records/Resale
Acres: 10.000
Lot Sz Dim:
Pool Priv: Yes/In Ground, Saltwater
Addl Parc: Yes/PID #B1541000000001000 - ABS A1541 PETER BUMGADNER, TRACT 2A, 9.0 ACRES

Std Status: A/RESI
List Price: \$800,000
MLS Area: BU
Tax Lot: N/A
Tax Blk:
Elem: [Bertram](#)
High: [Burnet](#)
Dining: 2
Baths: Total: 2 (F:2/H:0)
\$/SqFt: \$338.55
Levels: 1
Lnd SqFt: 435,600

General Information

Garage: 3 / Tot Prk: 3 / Attached, Door-Multi, Garage Faces Side
Roof: Metal
Construction: Brick, Frame
WaterFront: No/None
Access Feat: None
Horses: No/None
Foundation: Slab
Restrictions: None
Security Feat: Smoke Detector(s)
Property Cond: Resale

Dir Faces: South-East
ETJ: See Remarks

Bldr Nm:

Interior Information

Laundry Loc: In Bathroom, Laundry Closet
Fireplaces: 1/Living Room, Wood Burning
Appliances: Built-In Oven(s), Dishwasher, Electric Cooktop, Microwave, Tankless Water Heater, Water Heater-Electric
Interior Feat: Breakfast Bar, Ceiling Fan(s), Crown Molding, Dryer-Electric Hookup, Kitchen Island, Multiple Dining Areas, Open Floorplan, Primary Bedroom on Main, Soaking Tub, Walk-In Closet(s), Washer Hookup
Flooring: Concrete, Tile, Wood
Window Feat: Blinds, Screens

Rooms Information

Room	Level	Features
Primary Bedroom	Main	Ceiling Fan(s), Primary Bedroom Sitting/Study Room, Recessed Lighting, Walk-In Closet(s)
Primary Bathroom	Main	Full Bath, Garden Tub, Separate Shower
Kitchen	Main	Breakfast Area, Breakfast Bar, Center Island, Dining Area, Eat In Kitchen, Open to Family Room

Exterior Information

View: Hill Country, Rural
Exterior Feat: Exterior Steps, Private Entrance, Private Yard
Patio/Prch Feat: Covered, Front Porch, Rear Porch
Community Feat: None
Lot Feat: Back Yard, Farm, Front Yard, Trees-Medium (20 Ft - 40 Ft)
Other Structure: Poultry Coop, Storage

Fencing: Livestock, Wire

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
Cooling: Ceiling Fan(s), Central Air, Electric
Utilities: Electricity Connected, Phone Available
Green Energy Efficient: None
Green Sustainability: None

Sewer: Septic Tank
Water Src: Well
GCD:

Financial Information

HOA YN: No
Estimated Tax: \$5,330
Tax Exempt: Agricultural, Homestead
Special Assess:
Buyer Incentive: None
Accept Finance: Conventional, FHA, VA Loan
Prefer'd Title Co. 1845 Title

Tax Annl Amt:
Tax Assess Val: \$259,291
Tax Year: 2022
Tax Rate: 1.5764
Possession: Close Of Escrow, Funding

Showing Information

Occupant Type:	Owner	Owner Name:	Benny Bailiff
Showing Reqs:	Call Owner, Lockbox, See Showing Instructions, Sign on Property		
Showing Instr:	Call/text owner to show 512-922-6826		
Lockbox Loc:	Front door	Lockbox Type:	SUPRA
Lockbox SN#:	34228180	Access Code:	
Contact Name:	Benny Bailiff	Contact Phone:	512-922-6826
Contact Type:	Owner	Show Service Ph:	
Directions:	From Hwy 29 go north on 183 for approx 11 miles, left on FM 243W, right on CR 214 follow around to Country Rd 210 then left, right on Country Rd 216 to property on left.		

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 (Bryce Metzger 512-296-9469) for fastest response.
***PREFERRED TITLE 1845 Title - 512-402-3300*

Public Remarks: No restrictions and no HOA!! Beautifully upgraded 3 bedroom home with remodeled kitchen and baths. Large family room with wood burning fireplace, formal dining plus a breakfast area. Island kitchen features custom recycled glass concrete countertops, built-in ovens and electric cooktop. Custom cabinets in the kitchen feature glass front doors and tons of storage. Owner's ensuite with fireplace is large enough for a sitting or office area. The master bath is gorgeous and offers a soaking tub, custom vanity and walk-in shower. Exterior features include an extended covered patio overlooking the 16x40 salt water pool, 2 new septic systems, new water and air units. Ten acres with only 1 acre is taxed the other 9 are AG exempt. Side entry 3 car garage and 7x9 storage shed.

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:	3.00% / Buy Ag: 3.00%
LA 2 Agt:	542232/Bryce Metzger	LA 2 Phone:	(512) 296-9469	LO Fax:	(512) 532-9473
DR Name:	Chris Watters	LO Phone:	(512) 646-0038	Bonus:	
LO Address:	8240 N Mopac Austin, Texas 78759	Occupant:	Owner	List Date:	08/17/2022
LA Email:	listings@watersinternational.com	Exp Date:	01/31/2023	OLP:	\$800,000
Own Name:	Benny Bailiff			TCD:	
CDOM	0	ADOM:	0	Int List Display:	Yes
Intrmdry:	Yes	VarComm:	No		

List Det URL:

VT Branded: <https://www.tourfactory.com/3018266>

VT Unbranded: <https://www.tourfactory.com/idxr3018266>

Vid Branded: <https://www.zillow.com/view-3d-home/04d83f43-8671-4941-a541-1dc0fc4eac77?setAttribution=mls&wl=true>

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