

900 County Road 236, Florence, Texas 76527

Listing ID: 5697800 **LP:** \$899,900

Recent Change:09/27/2022 :: ->A

NEW



Address: [900 County Road 236](#)
City: Florence, Texas 76527
County: Williamson
PID: [10W04290000001A](#)
Subdivision: 236 Ranches
Legal Desc: AW0429 MAGILL, WM. H. SUR., ACRES 18.0
Type: Single Family Resi/Fee-Simple
ISD: [Florence ISD](#)
Mid or JS: [Florence](#)
Primary Bed on Main: Yes # **Living:** 2
Beds: Total: 2 (Main: 1 Other: 1)
Living SqFt: 1,609/Public Records
Yr Blt: 1984/Estimated/Resale
Acres: 18.000
Lot Sz Dim: 559'x1442'
Pool Priv: No/None
Std Status: A/RESI
List Price: \$899,900
MLS Area: WW
Tax Lot: AW0429 MAGILL, WM. H. SUR
Tax Blk:
Elem: [Florence](#)
High: [Florence](#)
Dining: 1
Baths: Total: 2 (F: 2/H: 0)
\$/SqFt: \$559.29
Levels: 2
Lnd SqFt: 784,080

General Information

Garage: 1 / Tot Prk: 4 / Off Street, Outside
Roof: Metal
Construction: Clapboard, Frame, Siding-Wood
WaterFront: No/Pond
Access Feat: None
Horses: Yes/Barn
Foundation: Pillar/Post/Pier
Restrictions: None
Security Feat: Smoke Detector(s)
Property Cond: Resale
Dir Faces: South
ETJ: No
Water Body:
Bldr Nm:

Interior Information

Laundry Loc: Laundry Room, Main Level
Fireplaces: 2/Family Room, Living Room, Wood Burning
Appliances: Dishwasher, Range Free Standing Electric, Water Heater-Electric, Water Softener Owned
Interior Feat: 2 Primary Baths, 2 Primary Suites, Ceiling Fan(s), Ceiling(s)-Vaulted, Multiple Living Areas, Primary Bedroom on Main
Flooring: Wood
Window Feat: Screens

<u>Room</u>	<u>Level</u>	<u>Features</u>
Primary Bedroom	Main	Full Bath, Soaking Tub
Bedroom	Second	Full Bath
Kitchen	Main	Country Kitchen
Living Room	Main	Beamed Ceilings
Family Room	Main	Beamed Ceilings
Primary Bathroom	Main	Full Bath
Bathroom	Second	Full Bath

Exterior Information

View: Hill Country, Pasture
Exterior Feat: Exterior Steps, Private Yard
Patio/Prch Feat: Covered, Front Porch, Porch, Rear Porch, Side Porch, Wrap Around
Community Feat: None
Lot Feat: Farm, Few Trees, Open Lot, Public Maintained Road, Trees-Large (Over 40 Ft), Views
Other Structure: Barn(s), Shed, Storage
Fencing: Fenced, Livestock, Perimeter

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, Internet-Satellite/Other, Phone Available
Green Energy Efficient: None
Green Sustainability: None
Sewer: Septic Tank
Water Src: Well
GCD:

Financial Information

HOA YN: No
Estimated Tax: \$5,547
Tax Exempt: None
Special Assess:
Buyer Incentive: None
Tax Annl Amt:
Tax Assess Val: \$799,961
Tax Year: 2022
Tax Rate: 1.6646
Possession: Close Of Escrow, Funding

Accept Finance: Cash, Conventional, FHA, VA Loan
Prefr'd Title Co. 1845 Title

Showing Information

Occupant Type:	Owner	Owner Name:	Wanda Smith
Showing Reqs:	Call Owner, Lockbox, See Showing Instructions, Sign on Property		
Showing Instr:	Call/text owner to show 254-661-8635 with 2 hour notice to show		
Lockbox Loc:	Front door	Lockbox Type:	SUPRA
Lockbox SN#:	33716105	Access Code:	
Contact Name:	Wanda Smith	Contact Phone:	254-661-8635
Contact Type:	Owner	Show Service Ph:	
Directions:	North 183 North, approximately 9.9 miles from SH 29 to CR 236. West (L) CR 236 approximately 1 mile. Home is on the right.		

Remarks

Private Remarks: Buyer Agent Bonus (SIC) see attached***For questions after 5pm and on weekends text Cory Cain (512) 745-3277. Offers received after 5pm on Friday will be presented the following business day. ***PREFERRED TITLE 1845 Title 512-402-3300***RESTRICTIONS ALLOW SMALL COMMERCIAL BUSINESSES AND SHORT TERM RENTALS ARE OK!

Public Remarks: Let's move to rural Texas! Two bedrooms, 2 baths, 2 living areas, 2 fireplaces and a wrap around porch for unwinding! Just a short drive north of Liberty Hill on 18 acres. Beautiful wood pine floors throughout and high ceilings with open wood beam work. The home has been completely remodeled and features a new water purification system, new water heater and attic storage. Property is completely fenced and offers beautiful pecan trees, gardens, a pond and barn. The septic is just 2 years old. RESTRICTIONS ALLOW SMALL COMMERCIAL BUSINESSES AND SHORT TERM RENTALS ARE OK! Enjoy quiet, country living at its best!

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:	2.00% / Buy Ag: 3.00%
LA 2 Agt:	487732/Cory Cain	LA 2 Phone:	(512) 745-3277	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:	09/27/2022
LA Email:	listings@watersinternational.com	Exp Date:	03/20/2023	OLP:	\$899,900
Own Name:	Wanda Smith				
CDOM	50	ADOM:	0		
Intrmdry:	Yes	VarComm:	No		

List Det URL:

VT Branded: <https://www.tourfactory.com/3030043>

VT Unbranded: <https://www.tourfactory.com/idxr3030043>

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

TCD:

Int List Display: Yes