

1325 Rose Ln, Salado, Texas 76571

Listing ID: 6579422 **LP:** \$2,500,000

Recent Change:10/07/2022 :: ->A

NEW



Address: [1325 Rose Ln](#) **Std Status:** A/RESI
City: Salado, Texas 76571 **List Price:** \$2,500,000
County: Bell **MLS Area:** SH
PID: [349934](#) **Tax Lot:** n/a
Subdivision: GF Lankford Abs 510 **Tax Blk:**
Legal Desc: A0510BC G F LANKFORD, ACRES 10.0
Type: Single Family Resi/Fee-Simple
ISD: [Salado ISD](#) **Elem:** [Salado Int](#)
Mid or JS: [Salado](#) **High:** [Salado](#)
Primary Bed on Main: Yes # **Living:** 2 **# Dining:** 2
Beds: Total: 5 (Main: 3 Other: 2) **Baths:** Total: 4 (F: 3/H: 1)
Living SqFt: 4,535/Public Records **\$/SqFt:** \$551.27
Yr Blt: 1996/Public Records/Resale
Acres: 10.000 **Levels:** 2
Lot Sz Dim: **Lnd SqFt:** 435,600
Pool Priv: No/None

General Information

Garage: 3 / Tot Prk: 10 / Covered, Door-Multi, Garage Door Opener, Garage Faces
Side, RV Access/Parking, RV Carport
Roof: Composition, Shingle **Dir Faces:** South
Construction: Masonry-All Sides **ETJ:** Yes
WaterFront: No/None
Access Feat: None
Horses: Yes/Arena, Barn, Stable(s)
Foundation: Slab
Restrictions: None
Security Feat: Fire Alarm, Security System Owned, Smoke Detector(s)
Property Cond: Resale **Bldr Nm:**

Interior Information

Laundry Loc: Laundry Room, Main Level
Fireplaces: 1/Recreation Room, Wood Burning
Appliances: Built-In Electric Oven, Built-In Refrigerator, Dishwasher, Disposal, Electric Cooktop, E-STAR Qualified Appliances, Exhaust Fan, Microwave, Oven Double, Water Heater-Electric, Wine Refrigerator
Interior Feat: Bookcases, Breakfast Bar, Ceiling(s)-High, Counter-Granite, Crown Molding, Entrance Foyer, French Doors, Interior Steps, Multiple Dining Areas, Multiple Living Areas, Murphy Bed, Primary Bedroom on Main, Track Lighting, Walk-In Closet(s)
Flooring: Carpet, Tile, Wood
Window Feat: Dual Pane Windows, 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), Crown Molding, Primary Bedroom Dressing Room, Walk-In Closet(s)
Primary Bathroom	Main	Dual Vanity, Jetted Tub, Separate Shower, Walk-in Shower
Kitchen	Main	Breakfast Bar, Center Island, Counter-Granite, Open to Family Room, Pantry

Exterior Information

View: Rural, Trees/Woods **Fencing:** Back Yard, Fenced, Front Yard, Perimeter
Exterior Feat: None
Patio/Prch Feat: Covered, Front Porch, Patio, Rear Porch
Community Feat: None
Lot Feat: Back Yard, Front Yard, Landscaped, Public Maintained Road, Sprinkler - Automatic, Trees-Large (Over 40 Ft), Trees-Many, Trees-Medium (20 Ft - 40 Ft), Trees-Moderate, Xeriscape
Other Structure: Arena, Barn(s), Corral(s), Outbuilding, RV/Boat Storage, Shed, Storage, Workshop

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:** Public
Utilities: Above Ground, Cable Available, Electricity Connected, Internet-Cable, Phone Available, Water Connected
Green Energy Efficient: None
Green Sustainability: None

Financial Information

HOA YN: No
Estimated Tax: \$13,444 **Tax Annl Amt:** **Tax Year:** 2022
Tax Exempt: Homestead **Tax Assess Val:** \$723,049 **Tax Rate:** 1.8594

Special Assess:
Buyer Incentive: None
Accept Finance: Cash, Conventional
Prefr'd Title Co. 1845 Title

Possession: Close Of Escrow, Funding

Showing Information

Occupant Type:	Owner	Owner Name:	Michael & Susan Chandler
Showing Reqs:	Lockbox, Showing Service, Sign on Property		
Showing Instr:	Use ShowingTime to schedule an appt to show		
Lockbox Loc:	Front	Lockbox Type:	SUPRA
Lockbox SN#:	33906374	Access Code:	
Contact Type:		Show Service Ph:	000-000-0000
Directions:	North on I-35 Exit Salado follow access rd north to Rose Ln turn R follow around to 1325 Rose Ln look for sign.		

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 (Mindy Smith 512-657-6990) for fastest response.
***PREFERRED TITLE 1845 Title - 512-402-3300 orders@1845title.com

Public Remarks: Beautiful 5 bedroom custom home on 10 acres with upgrades throughout! Over 4500 SF of living space in the main home there is an office/library, 3 living areas, upgraded tile flooring and crown molding. The gourmet kitchen offers an extended island and breakfast bar, granite counters, induction cooktop, bottom convection & a microwave convection oven combo on top. Gorgeous chandelier style pendant lighting highlights the island. The mud room features a custom live edge bench. The spacious and luxurious owner's ensuite features wood flooring, crown molding, a sitting area, his and hers vanities, jetted tub and extended walk-in shower with seating. Bedroom 2 has a built-in desk with storage, bedroom 3 offers a Murphy bed and window seat. Main level secondary bedrooms share a full bath with gorgeous vanity and lots of storage. Upstairs features include a loft area plus 2 additional bedrooms share a bath with dual vanity and more storage! The property also includes covered RV parking, a former apartment with full bath (currently used as an organic feed store), barn and an abundance of mature oaks! Property is completely fenced on all four sides for horses and cattle. There is a pipe rail fence designating the pasture in the back of the property and the front and back yards are fully fenced for small animals.

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:	693431/Mindy Smith	LA 2 Phone:	(512) 657-6990	LO Fax:	(512) 532-9473
DR Name:	Chris Watters	LO Phone:	(512) 646-0038		
LO Address:	8240 N Mopac Austin, Texas 78759	Bonus:		List Date:	10/07/2022
LA Email:	listings@watersinternational.com	Occupant:	Owner	Exp Date:	05/31/2023
Own Name:	Michael & Susan Chandler			OLP:	\$2,500,000
CDOM	0	ADOM:	0		
Intrmdry:	Yes	VarComm:	No		

List Det URL:
VT Branded: <https://www.tourfactory.com/3032865>
VT Unbranded: <https://www.tourfactory.com/idxr3032865>
Vid Branded: https://www.zillow.com/view-3d-home/95a1b172-cb67-4523-8d62-8e40384119ac?setAttribution=mls&wl=true&utm_so
Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com