

MLS #: R79519A (Active) List Price: \$975,000

8599 -- Lower Willow Creek County Rd Mason, TX 76856



Bedrooms: 2
Full Baths: 2
Half Baths:
Main House Living SqFt : 3662
Apx Total SqFt: 3662
Price Per SQFT: \$266.25
Source SqFt: Owner
Estimated Year Built: 2010
Appx Year Built: 2010
Type & Style: Hill Country Style,
 Other-See Remarks
Stories: One
Heating: Electric Heat Pump, Zoned
 H/A
A/C: Central Electric, Zoned
Garage/Carport: Carport Triple
 Detached

Unit #:
Original List Price: \$975,000
Area: County-Southeast
Subdivision: None
County: Mason
Schools: Mason S/D
Distance From City: 10-15 miles
Apx Tract Size/Acreage: 10.039
Seller's Est Tax: 9516.30
Showing Instructions: Call LO
 Appointment
Days on Market 3

Tax Exemptions:	Appraisal District #: 13598	Zoning: None
Flood Plain: No	Deed Restrictions: Yes	
HOA: No	HOA Fees:	HO Warranty:
Rental Property: No	Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:	Total Guest House SqFt:

Living Room	Den	Family Room	Great Room	Kitchen
Dining Room	Breakfast Area	Office	Utility Room	Other Room
Extra Room	Guest Quarters	Detached Workshop	Master Bedroom	Bedroom 2
Bedroom 3	Bedroom 4			

Construction: Frame, Stucco, Stone
Roof Type: Standing Seam
Foundation: Other
Flooring: Tile, Wood
Utilities: Electric-CTEC, Propane Tank-Owned, Water Heater-
 Gas
Water: Well, Other
Sewer: Septic Tank
Fireplace/Woodstove: Gas Logs, Great Room
Appliances: Dishwasher, Double Oven, Microwave, Range,
 Refrigerator, Food Prep Center, Separate Ice Maker

City/Rural: Outside City(w/Acrs)
Site Features: Deck/Patio
Interior Features: High Ceilings, Vaulted Ceilings, Washer-
 Dryer Connection, Attic Storage, Ceiling Fan(s), Walk-in
 Closet(s), Jetted Tub
Topography: Level, Gently Rolling, Partially Wooded,
 Exceptional View
Surface Water: River
Access: US Highway, County Road, Gravel Road
Location Description: Gravel Drive
Documents on File: Topographical Map, Legal Description,
 Aerial Photo, Well Log

Sub Agent %: 0.00	Buyer Agent %: 3.00	Sub Agency Non-MLS Fee:	Buyer Agency Non-MLS Fee:
Trms/Fin:	Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Var Rate: No Excl Agy: No
Escrow Agent: Clear Titles of Mason	Attorney:	Refer to MLS#:	

Location/Directions: Approx. 12 miles SE of Mason and 40 miles NW of Fredericksburg via US Highway 87 and Lower Willow Creek Rd.

Owner: Zimmer Properties LLC

Occupancy: Owner

Legal Description: 10.039 acres out of H. Kothmann Survey No. 172, Abstract No. 611

Instructions: Contact Listing Office to schedule an appointment.

Public Remarks: One of a kind live water property along a premier stretch of the Llano River! Luxurious 3,662 sq ft residence is the ideal weekend, vacation or 2nd home with terrific floor space and amenities for entertaining, guest hosting, B&B or VRBO. Commercial grade kitchen, huge great room w/ center fireplace and 1500 sq ft balcony deck look out over views of the river. Tract features 485' of gently flowing water great for down & back paddling, wading, swimming, fishing, etc. Sustainable water supply with private well or state of the art, 50,000 gallon rain collection & treatment system.

Agent Remarks: Master bed/bath suite is a house of it's own with a private screened-in porch, enormous bedroom-size closet and utility/artist room with it's own deck. Ark kitchen has two of everything stainless steel GE appliances, 2 massive island bars, gas grill top with vent hood, bread warmers, ice maker, etc. Ruins of an early pioneer home date back to the 1850's and add a touch of history and character.

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 0233410			

Listing Office: Lehmborg Realty (#:94)
Main: (325) 347-5360
Fax: (325) 347-6651
Mail Address 1: P.O. Box 417
Mail City: Mason
Mail Zip Code: 76856

Listing Agent: Will Lehmborg (#:7)
Agent Email: will@lehmborgrealty.com
Contact #: (325) 347-5360
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