

8517 State Park Rd, Lockhart, Texas 78644

Listing ID: 1563943 **LP:** \$870,000

Recent Change: 05/13/2022 :: ->A

NEW



Address: [8517 State Park Rd](#) **Std Status:** A/FARM
City: Lockhart, Texas 78644 **List Price:** \$870,000
County: Caldwell **MLS Area:** CC
PID: [8517 State Park Rd](#) **Tax Lot:** 0
Subdv: Andrew Churchill Surv A-66 **Tax Blk:**
Type: Manufactured Home **House on Prop:** Yes
Legal: A066 CHURCHILL, ANDREW, ACRES 3.887
Sch Dist: [Lockhart ISD](#) **Elem:** [Clear Fork](#)
Mid or JS: [Lockhart](#) **High:** [Lockhart](#)
Farm: Gentleman Ranch
Beds: Total:3 (Main:3 Other:)
Yr Blt: 2022/Public Records/Resale **Baths:** Total: 2 (F:2/H:0)
Levels: 1 **SqFt:** 1,979/Public Records
Lot Sz Dim: **\$/SqFt:** \$439.62
Acres: 3.887 **Land SqFt:** 169,318
\$/Acre: \$223,823.00 **# Living:** 1 **\$/Lnd SF:** 5.14
Dining: 1

General Information

Garage: / Open, Outside **Dir Faces:** South-West
Horses: No/None
Crops: None **Minerals:** See Remarks
Road Surface: Paved
WaterFront: No/None
Restrictions: None
Farm: Gentleman Ranch
Endanger Sp: **Spl List Cnd:** None
Access Feat: Fully Accessible, Grip-Accessible Features
Surf Water: No **ETJ:** See Remarks
Leases: None
Property Cond: Resale **Bldr Name:**

House Information

Laundry Loc: Laundry Room **Fireplaces:** 0
Appliances: Dishwasher, Microwave, Range Free Standing Electric, Range Hood, Water Heater-Electric
Interior Feat: Breakfast Bar, Ceiling Fan(s), Ceiling(s)-High, Double Vanity, Dryer-Electric Hookup, Eat-in Kitchen, Kitchen Island, No Interior Steps, Open Floorplan, Primary Bedroom on Main, Recessed Lighting, Walk-In Closet(s), Washer Hookup
Flooring: Laminata
Roof: Metal **Window Feat:** Blinds, Vinyl Windows
Construction: Siding-Wood
Pool Priv: No **Spa/Feat:**
Security Feat: Smoke Detector(s)
Foundation: Pillar/Post/Pier

Rooms Information

Room	Level	Features
Primary Bedroom	Main	Walk-In Closet(s)
Primary Bathroom	Main	Dual Vanity, Full Bath
Kitchen	Main	Breakfast Area, Breakfast Bar, Center Island, Dining Area, Eat In Kitchen, Open to Family Room

Exterior Information

Tillable Acres: **Grass Acres:** **Cultivated Ac:** **Commrc:** No
Enclosed Acres: 0 **# Ponds:** **# Wells:**
View: None **Fencing:** None
Exterior Feat: Exterior Steps, Private Entrance, Private Yard
Community Feat: None
Lot Feat: Back Yard, Cleared, Front Yard, Level, Open Lot
Patio/Prch Feat: Deck, Front Porch, Rear Porch
Other Structure: Shed, Storage

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
List Svc: Full Service
Disclosures: Seller Disclosure
Docs Avail: None Available
FEMA Flood: No

Utility Information

Heating: Central, Electric **Sewer:** Septic Tank **Gnd Wtr C:**
Cooling: Ceiling Fan(s), Central Air **Water Src:** Public
Utilities: Electricity Connected, Phone Available, Water Connected
Green Energy Efficient: None
Green Sustainability: None

Financial Information

Estimated Tax: \$13,211 **Tax Annl Amt:** **Tax Year:** 2021
Tax Exempt: Agricultural **Tax Assess Val:** \$679,950 **Tax Rate:** 1.9429

Special Assess:
Buyer Incentive: None
Accept Finance: Cash, Conventional, Texas Vet, VA Loan
Pref'r'd Title Co. Independence Title - Lisa Reiter

Possession: Negotiable

Showing Information

Occupant Type: Owner
Showing Reqs: Pet(s) on Premises, Showing Service, Sign on Property
Showing Instr: Use ShowingTime to schedule an appt to show
Lockbox Loc: None
Contact Type: Owner
Directions: From 183 in Lockhart turn right on State Park Rd for approx 6 miles then look for sign

Owner Name: Glenn & Carolyn Revile Revocable Trust
Lockbox Type: None
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 Independence Title - Lisa Reiter (512) 255-9593 lreiter@independencetitle.com***Buyer to verify square footage.***Property recently subdivided. Tax amounts not yet verified***Adjacent properties MLS #8651004 and 8790613 also available for sale***

Public Remarks: Just like new three bedroom home on almost 4 acres! Bright, open floor plan with large living area and coffered ceilings. Wood look laminate flooring throughout. Chef's kitchen includes stainless appliances, oversize breakfast bar island with pendant lighting and stainless farm style sink. Owner's retreat offers a full bath with dual vanity, grip accessible shower and dual shower head. Wheelchair accessible ramp leads to the covered deck and back entrance. Views for miles!

Agent/Office Information

List Agent: [567369/Chris Watters](mailto:567369@watersinternational.com)
List Office: [5827/Watters International Realty](http://www.watersinternational.com)
LA 2 Agt: [717470/Rance Vera](mailto:717470@watersinternational.com)
DR Name: Chris Watters
LO Address: 8240 N Mopac Austin, Texas 78759
LA Email: listings@watersinternational.com
Own Name: Glenn & Carolyn Revile Revocable Trust
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:** 2.00%
LO Fax: (512) 532-9473

Bonus:
Occupant: Owner

List Date: 05/13/2022
Exp Date: 09/16/2022
OLP: \$870,000

VarComm: No

List Det URL:

VT Branded: <https://www.tourfactory.com/2981918>

VT Unbranded: <https://www.tourfactory.com/idxr2981918>

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





