

# 23307 Windy Valley Rd, Leander, Texas 78641

**Listing ID:** 5445265 **LP:** \$899,999

Recent Change: 05/27/2022 :: ->A

**NEW**



**Address:** [23307 Windy Valley Rd](#) **Std Status:** A/RESI  
**City:** Leander, Texas 78641 **List Price:** \$899,999  
**County:** Travis **MLS Area:** LN  
**PID:** [05177708450000](#) **Tax Lot:** 39  
**Subdivision:** Sandy Creek Ranches **Tax Blk:**  
**Legal Desc:** LOT 39 (1.65 AC) SANDY CREEK RANCHES PHS 2 SEC 2  
**Type:** Single Family Resi/Fee-Simple  
**ISD:** [Leander ISD](#) **Elem:** [Bagdad](#)  
**Mid or JS:** [Leander Middle](#) **High:** [Leander High](#)  
**Primary Bed on Main:** Yes **# Living:** 1 **# Dining:** 1  
**Beds:** Total: 3 (Main: 3 Other: 0) **Baths:** Total: 2 (F: 2/H: 0)  
**Living SqFt:** 2,304/Public Records **\$/SqFt:** \$390.62  
**Yr Blt:** 1980/Public Records/Resale  
**Acres:** 1.650 **Levels:** 1  
**Lot Sz Dim:** **Lnd SqFt:** 71,874  
**Spa Feat:** None  
**Pool Priv:** No/None

## General Information

**Garage:** 0 / Tot Prk: 3 / Outside  
**Roof:** Composition  
**Construction:** Frame, Masonry-Partial, Siding-Vertical, Stone  
**WaterFront:** No/Creek, Stream  
**Access Feat:** None  
**Horses:** No/None  
**Foundation:** Pillar/Post/Pier  
**Restrictions:** Deed Restrictions  
**Security Feat:** Security Lights, Smoke Detector(s)  
**Property Cond:** Resale  
**Dir Faces:** South  
**ETJ:** See Remarks  
**Water Body:**  
**Dist Wtr Acc:** Less Than 1 Mile  
**Bldr Nm:**

## Interior Information

**Laundry Loc:** Laundry Room, Multiple Locations  
**Fireplaces:** 1/Family Room, Wood Burning  
**Appliances:** Built-In Oven(s), Dishwasher, Disposal, Exhaust Fan, Gas Cooktop, Oven Double, Range Free-Standing, Refrigerator, Water Heater-Gas  
**Interior Feat:** Bookcases, Ceiling(s)-Beamed, Ceiling(s)-High, Ceiling(s)-Vaulted, Primary Bedroom on Main, Recessed Lighting, Walk-In Closet(s)  
**Flooring:** Laminate, Tile  
**Window Feat:** Skylight, Window Treatments

## Rooms Information

Room	Level	Features
Primary Bedroom	Main	Walk-In Closet(s)
Primary Bathroom	Main	Full Bath, Walk-in Shower
Kitchen	Main	Breakfast Bar, Open to Family Room

## Exterior Information

**View:** Creek/Stream, Trees/Woods **Fencing:** Fenced, Wood  
**Exterior Feat:** Balcony, Exterior Steps, Gutters-Partial, Private Yard, See Remarks  
**Patio/Prch Feat:** Awning(s), Covered, Deck, Patio  
**Community Feat:** Sidewalks  
**Lot Feat:** Back Yard, Front Yard, Trees-Large (Over 40 Ft), Trees-Many  
**Other Structure:** Workshop

## Additional Information

**List Agrmnt:** TXR/Exclusive Right To Sell  
**Spl List Cond:** None  
**Disclosures:** Seller Disclosure  
**Docs Avail:** See Remarks  
**FEMA Flood:** Yes-100 yr

## Utility Information

**Heating:** Central, Electric, Heat Pump **Sewer:** Septic Tank **GCD:** Yes  
**Cooling:** Central Air, Electric **Water Src:** Private  
**Utilities:** Cable Available, Electricity Connected, Internet-Cable, Phone Available, Propane, Underground Utilities, Water Connected  
**Green Energy Efficient:** None  
**Green Sustainability:** None

## Financial Information

<b>HOA YN:</b> No	<b>Tax Annl Amt:</b> \$5,537	<b>Tax Year:</b> 2021
<b>Estimated Tax:</b> \$7,189	<b>Tax Assess Val:</b> \$693,213	<b>Tax Rate:</b> 2.0110
<b>Tax Exempt:</b> Homestead		<b>Possession:</b> Close Of Escrow, Funding
<b>Special Assess:</b>		
<b>Buyer Incentive:</b> None		
<b>Accept Finance:</b> Cash, Conventional		

**Prefr'd Title Co.** TNT - Angel Davila

### Showing Information

**Occupant Type:** Owner  
**Showing Reqs:** Lockbox, Showing Service, Sign on Property  
**Showing Instr:** Use ShowingTime to schedule an appt to show.  
**Lockbox Loc:** Front door  
**Lockbox SN#:** 33714086  
**Contact Type:**  
**Directions:** From Leander go west on Nameless Road. Turn right on Round Mountain Road. Turn left on Windy Valley Road. Property is on the left.

**Owner Name:** Bryan Kerbow & Karen Zolnowski  
**Lockbox Type:** SUPRA  
**Access Code:**  
**Show Service Ph:** 000-000-0000

### Remarks

**Private Remarks:** Buyer Agent Bonus (SIC) see attached... Chandeliers do not Convey. Offers received after 5pm on Friday will be presented the following business day. For questions after 5pm please text/call LA #2 (Jeff Riberdy 254-702-7053) for fastest response. \*\*\*PREFERRED TITLE TNT - Angel Davila 512-337-0900 TeamDavila@TexasNationalTitle.com\*\*\*

**Public Remarks:** Private 3 bed/2 bath home on 1+ Acres w/ fish-filled creek & shady trees. Home features large windows w/ lots of natural light/vaulted ceilings/fresh interior/exterior paint/stone fireplace/laminate floors/new upper deck surrounding 3 sides of home & sunroom. Kitchen details white cabinets/2 sinks/double ovens/quartz counters/breakfast bar/tile backsplash/recessed lights. Master includes bath w/ modern vanity/glass walk in shower & passage to deck overlooking creek.

### Agent/Office Information

**List Agent:** [567369/Chris Watters](https://www.tourfactory.com/2990378)  
**List Office:** [5827/Watters International Realty](https://www.tourfactory.com/idxr2990378)  
**LA 2 Agt:** [752388/Jeff Riberdy](https://www.tourfactory.com/idxr2990378)  
**DR Name:** Chris Watters  
**LO Address:** 8240 N Mopac Austin, Texas 78759  
**LA Email:** [listings@wattersinternational.com](mailto:listings@wattersinternational.com)  
**Own Name:** Bryan Kerbow & Karen Zolnowski  
**CDOM:** 4  
**Intrmdry:** Yes

**LA Phone:** (512) 646-0038  
**LO Phone:** (512) 646-0038  
**LA 2 Phone:** (254) 702-7053  
**LO Phone:** (512) 646-0038

**Bonus:**  
**Occupant:** Owner

**LA Fax:** (512) 277-5104  
**Sub Ag:** 1.00% / **Buy Ag:** 2.00%  
**LO Fax:** (512) 532-9473

**List Date:** 05/27/2022  
**Exp Date:** 11/20/2022  
**OLP:** \$899,999

**TCD:**  
**Int List Display:** Yes

**ADOM:** 4  
**VarComm:** No

**List Det URL:**

**VT Branded:** <https://www.tourfactory.com/2990378>

**VT Unbranded:** <https://www.tourfactory.com/idxr2990378>

**Vid Unbranded:** <https://www.zillow.com/view-3d-home/c9be781f-ed39-4c00-96a5-a0ddafc7a850>

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









