

15401 Decker Lake Rd, Manor, Texas 78653

Listing ID: 9563779 **LP:** \$1,699,000

Recent Change:06/06/2022 : : ->A



Address: [15401 Decker Lake Rd](#) **Std Status:** A/RESI
City: Manor, Texas 78653 **List Price:** \$1,699,000
County: Travis **MLS Area:** 3E
PID: [02105010130000](#) **Tax Lot:** 0
Subdivision: N/A **Tax Blk:**
Legal Desc: ABS 60 SUR 40 BUCKMAN O ABS 5 SUR 33 BURLESON J ACR .500
Type: Single Family Resi/Fee-Simple **Elem:** [Gilbert](#)
ISD: [Del Valle ISD](#) **High:** [Del Valle](#)
Mid or JS: [Dailey](#) **# Dining:** 1
Primary Bed on Main: Yes **# Living:** 1
Beds: Total: 3 (Main: 1 Other: 2) **Baths:** Total: 3 (F: 2/H: 1)
Living SqFt: 1,925/Owner **\$/SqFt:** \$882.60
Yr Blt: 1996/Public Records/Resale **Levels:** 1
Acres: 19.990 **Lnd SqFt:** 870,764
Pool Priv: No/None
Addl Parc: Yes/PID 02105010130001 ABS 60 SUR 40 BUCKMAN O ABS 5 SUR 33 (1-D-1)

General Information

Garage: 0 / Tot Prk: 4 / Open, Outside, RV Access/Parking
Roof: Metal **Dir Faces:** North-East
Construction: Frame, HardiPlank Type **ETJ:** See Remarks
WaterFront: No/None
Access Feat: Grip-Accessible Features
Horses: Yes/Barn, Pasture
Foundation: Slab
Restrictions: None
Security Feat: Smoke Detector(s)
Property Cond: Resale **Bldr Nm:**

Interior Information

Laundry Loc: Laundry Room
Fireplaces: 1/Living Room
Appliances: Dishwasher, Disposal, Microwave, Range Free-Standing Gas, Water Heater-Electric, Water Softener Owned
Interior Feat: Ceiling Fan(s), Ceiling(s)-Cathedral, Ceiling(s)-High, Counter-Granite, Double Vanity, Dryer-Electric Hookup, Interior Steps, Open Floorplan, Primary Bedroom on Main, Walk-In Closet(s), Washer Hookup
Flooring: Carpet, Wood
Window Feat: Bay Window(s), Vinyl Windows

Rooms Information

| Room | Level | Features |
|------------------|-------|---|
| Primary Bedroom | Main | Walk-In Closet(s) |
| Primary Bathroom | Main | Dual Vanity, Walk-in Shower |
| Kitchen | Main | Counter-Granite, Dining Area, Open to Family Room |

Exterior Information

View: Rural, Trees/Woods **Fencing:** Wire
Exterior Feat: Exterior Steps
Patio/Prch Feat: Deck, Front Porch
Community Feat: None
Lot Feat: Back Yard, Farm, Front Yard, Gentle Sloping, Trees-Large (Over 40 Ft), Trees-Medium (20 Ft - 40 Ft)
Other Structure: Barn(s)

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
Spl List Cond: None
Disclosures: Seller Disclosure
Docs Avail: Survey
FEMA Flood: Partial

Utility Information

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

Financial Information

HOA YN: No
Estimated Tax: \$2,752 **Tax Annl Amt:** \$1,670 **Tax Year:** 2022
Tax Exempt: Agricultural, Homestead, Over 65 **Tax Assess Val:** \$505,123 **Tax Rate:** 1.8760
Special Assess: **Possession:** Close Of Escrow, Funding
Buyer Incentive: None
Accept Finance: Cash, Conventional, VA Loan

Prefr'd Title Co. TNT - Angel Davila

Showing Information

| | | | |
|-----------------------|---|-------------------------|--------------------|
| Occupant Type: | Owner | Owner Name: | Howard & Donna Kay |
| Showing Reqs: | Lockbox, Showing Service, Sign on Property | | |
| Showing Instr: | Use ShowingTime to schedule an appt to show | | |
| Lockbox Loc: | Front door | Lockbox Type: | SUPRA |
| Lockbox SN#: | 32190949 | Access Code: | |
| Contact Type: | | Show Service Ph: | 000-000-0000 |
| Directions: | From 290 take TX-130 toll then left on FM973 N, right on Gilbert Rd, left on Nez Perce Trace, right on Wells Trace, right on Decker Lake Rd to home | | |

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 TNT - Angel Davila 512-337-0900 TeamDavila@TexasNationalTitle.com***Storage Shed, Refrigerator, Washer/ Dryer, Freezers do not convey***

Public Remarks: Sitting on almost 20 acres of unrestricted land, fenced and ag exempt as it is a working Wagyu Cattle Farm. 50x50 pole barn w/aluminum roof and enough space for 5 horse stalls; 30x40 all steel building great for storing an RV or boat. HVAC was replaced 2 years ago and the kitchen was remodeled including cabinets 6-7 years ago. A rustic stone fireplace is the focal point of the living room with high ceilings and lots of windows. A sunroom sits just off the living area, the perfect place for that morning coffee. Kitchen offers granite counters, stainless appliances and tons of storage! Owner's retreat is on the main level with sliding doors leading to the deck. Upstairs you'll find two additional bedrooms and a full bath. Main HVAC was replaced 2 years ago (there are two HVAC systems). A 10x30 deck on the back with an awning is the great place to see the wildlife on the property! Property is loaded with pecan trees and is neighbored by big parcels of land, 65+ acres on one side and 85+ acres on the other. Waterfront property as it has an all season creek on it that is fed by Walter E Long Lake to Decker Lake to Decker Creek. LOW tax rate!

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: 2.00% |
| 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 | Bonus: | |
| LO Address: | 8240 N Mopac Austin, Texas 78759 | Occupant: | Owner | List Date: | 06/06/2022 |
| LA Email: | listings@wattersinternational.com | Exp Date: | | Exp Date: | 12/30/2022 |
| Own Name: | Howard & Donna Kay | ADOM: | 0 | OLP: | \$1,699,000 |
| CDOM | 0 | VarComm: | No | TCD: | |
| Intrmdry: | Yes | | | Int List Display: | Yes |

List Det URL:

VT Branded: <https://www.tourfactory.com/2992641>

VT Unbranded: <https://www.tourfactory.com/idxr2992641>

Vid Branded: <https://www.zillow.com/view-3d-home/27c4f29e-930a-4393-8f20-22ae54c967a1>

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







