

2800 Co Rd 320, Granger, Texas 76530

Listing ID: 5585163 **LP:** \$949,500

Recent Change:06/03/2022 :: ->A

NEW



Address: [2800 Co Rd 320](#)
City: Granger, Texas 76530
County: Williamson
PID: [12076600000006C](#)
Subdivision: None
Legal Desc: AW0766 AW0766 - I. & G.N.R.R. CO . SUR., ACRES 8.414
Type: Single Family Resi/Fee-Simple
ISD: [Granger ISD](#)
Mid or JS: [Granger](#)
Primary Bed on Main: Yes # **Living:** 1
Beds: Total:3 (Main:3 Other:0)
Living SqFt: 1,792/Public Records
Yr Blt: 2014/Public Records/Resale
Acres: 13.774
Lot Sz Dim:
Spa Feat: None
Pool Priv: No/None
Addl Parc: Yes/PID R497721 - AW0639 AW0639 - VESTAL, WM. B . SUR., ACRES 5.36

Std Status: A/RESI
List Price: \$949,500
MLS Area: WE
Tax Lot: N/A
Tax Blk:
Elem: [Granger](#)
High: [Granger](#)
Dining: 2
Baths: Total: 3 (F:2/H:1)
\$/SqFt: \$529.85
Levels: 1
Lnd SqFt: 599,995

General Information

Garage: 2 / Tot Prk: 4 / Attached, Detached, Garage, Garage Faces Rear
Roof: Metal
Construction: Brick
WaterFront: No/Dry/Seasonal
Access Feat: None
Horses: No/None
Foundation: Slab
Restrictions: None
Security Feat: Smoke Detector(s)
Property Cond: Resale

Dir Faces: West
ETJ: No
Water Body:

Bldr Nm:

Interior Information

Laundry Loc: Laundry Room
Fireplaces: 1/Gas Log, Living Room
Appliances: Dishwasher, Disposal, Microwave, Range Free-Standing Gas, Water Heater-Gas, Water Softener Owned
Interior Feat: Breakfast Bar, Ceiling Fan(s), Ceiling(s)-High, Counter-Granite, Crown Molding, Double Vanity, Dryer-Electric Hookup, Eat-in Kitchen, Entrance Foyer, No Interior Steps, Open Floorplan, Primary Bedroom on Main, Walk-In Closet(s), Washer Hookup
Flooring: Tile
Window Feat: Screens

Rooms Information

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

Exterior Information

View: Panoramic, See Remarks
Exterior Feat: None
Patio/Prch Feat: Deck, Front Porch, Rear Porch
Community Feat: None
Lot Feat: Back Yard, Cleared, Farm, Front Yard, Public Maintained Road, Rolling Slope, Sprinkler - Automatic, Trees-Small (Under 20 Ft)
Other Structure: RV/Boat Storage, Workshop

Fencing: Perimeter, Wire

Additional Information

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

Utility Information

Heating: Central, Propane
Cooling: Ceiling Fan(s), Central Air, Electric
Utilities: Cable Available, Electricity Connected, Phone Available, Propane
Green Energy Efficient: None
Green Sustainability: None

Sewer: Septic Tank
Water Src: Well
GCD:

Financial Information

HOA YN: No
Estimated Tax: \$4,623
Tax Exempt: Agricultural, Homestead, Over 65

Tax Annl Amt:
Tax Assess Val: \$498,499

Tax Year: 2021
Tax Rate: 1.3591

Special Assess:
Buyer Incentive: None
Accept Finance: Cash, Conventional, VA Loan
Prefr'd Title Co. TNT - Ashley Smith

Possession: Close Of Escrow, Funding

Showing Information

Occupant Type:	Owner	Owner Name:	Kenneth & Juanita McLain
Showing Reqs:	Call Owner, Lockbox, See Showing Instructions, Sign on Property		
Showing Instr:	*****NO SHOWINGS UNTIL SATURDAY 6/4*****Call owner to show with 1 hr notice 512-970-0147		
Lockbox Loc:	Front	Lockbox Type:	SUPRA
Lockbox SN#:	33134555	Access Code:	
Contact Name:	Kenneth & Juanita McLain	Contact Phone:	512-970-0147
Contact Type:	Owner	Show Service Ph:	
Directions:	From Georgetown, N on IH35, Exit FM972 thru Walburg for 8 Miles, R on CR320 to signs on Left		

Remarks

Private Remarks: Any offers submitted after 5pm on Friday will be presented the following Monday...For questions after 5pm and on weekends TEXT LA #2 (Chris Sokol 512-766-4369) for the fastest response.***PREFERRED TITLE TNT - Ashley Smith 512-337-0913 Ashley@texasnationaltitle.com**

Public Remarks: Quality construction with great views!! Sitting on 13 acres with room to roam! Three bedroom, 2 bath with split bedroom floor plan for added privacy in the owner's retreat. Open floor plan with crown molding, high ceilings and tile flooring throughout. Gourmet kitchen with breakfast area, pendant lighting, granite counters, tile backsplash overlooks the living area. Spacious owner's retreat offers dual vanity, soaking tub and separate shower. Secondary bedrooms share a Jack-n-Jill bath. AG exempt for hay production on approximately 8 acres. Barn is fully insulated and has electric, water connected. There's an office and bathroom in the barn and a window a/c. Automatic sprinklers are set up for both the home and barn lawns. Well and septic so no water bills! Propane connected to home for heating and cooking. This is quiet, country living at its best!

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: 3.00%
LA 2 Agt:	687534/Chris Sokol	LA 2 Phone:	(512) 766-4369	LO Fax:	(512) 532-9473
DR Name:	Chris Watters	LO Phone:	(512) 646-0038	List Date:	06/03/2022
LO Address:	8240 N Mopac Austin, Texas 78759	Bonus:		Exp Date:	11/14/2022
LA Email:	listings@wattersinternational.com	Occupant:	Owner	OLP:	\$949,500
Own Name:	Kenneth & Juanita McLain				
CDOM	0	ADOM:	0		
Intrmdry:	Yes	VarComm:	No		

List Det URL:

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





