

16330 N FM 973, Manor, Texas 78653

Listing ID: **1376239** LP: **\$950,000**



Address: [16330 N Fm 973](#)
City: Manor, Texas 78653
County: Travis
PID: [02597001520000](#)
Subdivision: Hancock Thomas
Legal Desc: ABS 392 SUR 20 HANCOCK THOS ACR 12.25 (1-D-1)
Type: Single Family Resi/Fee-Simple
ISD: [Pflugerville ISD](#)
Mid or JS: [Cele](#)
Primary Bed on Main: # Living: 1
Beds: Total: 3 (Main: 3 Other:)
Living SqFt: 1,800/Public Records
Yr Blt: 2016/Public Records/Resale
Acres: 12.250
Lot Sz Dim:
Pool Priv: No/None

Std Status: **I/RESI**
List Price: \$950,000
MLS Area: PF
Tax Lot: 0
Tax Blk:
Elem: [Mott](#)
High: [Weiss](#)
Dining: 1
Baths: Total: 2 (F: 2/H: 0)
\$/SqFt: \$527.78
Levels: 1
Lnd SqFt: 533,610

General Information

Garage: 2.5 / Tot Prk: 3 / Garage, Garage Faces Front, Garage Faces Rear
Roof: Composition, Shingle
Construction: Masonry-All Sides, Stone
WaterFront: No/Stream
Access Feat: None
Horses: Yes/Barn
Foundation: Slab
Restrictions: None
Security Feat: Closed Circuit Camera(s), Smoke Detector(s)
Property Cond: Resale

Dir Faces: South-East
ETJ: Yes
Water Body:

Bldr Nm:

Interior Information

Laundry Loc: Laundry Room
Fireplaces: 1/Family Room, Gas Log, Wood Burning
Appliances: Dishwasher, Disposal, Exhaust Fan, Ice Maker, Microwave, Range Free-Standing Gas, Stainless Steel Appliance(s), Water Softener
Interior Feat: Ceiling Fan(s), Ceiling(s)-Vaulted, Counter-Granite, Dryer-Electric Hookup, No Interior Steps, Open Floorplan, Pantry, Primary Bedroom on Main, Washer Hookup
Flooring: Carpet, Tile, Vinyl, Wood
Window Feat: Plantation Shutters

Rooms Information

Room	Level	Features
Primary Bathroom	Main	Counter-Granite, Separate Shower, Walk-in Shower
Description: Tile shower		
Kitchen	Main	Counter-Granite
Description: Subway tile backsplash		
Primary Bedroom	Main	Ceiling Fan(s)

Exterior Information

View: Hill Country, Panoramic, Rural, Water
Exterior Feat: Satellite Dish Leased
Patio/Prch Feat: Porch
Community Feat: None
Lot Feat: Back Yard, Farm, Front Yard, Gentle Sloping, Private, Rolling Slope, Sloped Down, Trees-Small (Under 20 Ft), Views
Other Structure: Barn(s)

Fencing: Fenced, Perimeter, Wire

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
Spl List Cond: None
FEMA Flood: Yes-100 yr

Utility Information

Heating: Central, Fireplace(s), Propane
Cooling: Central Air, Electric
Utilities: Electricity Connected, Phone Available, Solar, Underground Utilities
Green Energy Efficient: Windows
Green Sustainability: None

Sewer: Septic Tank
Water Src: Public
GCD:

Verification Type	Metric	Status	Rating	Year
None				

Financial Information

HOA YN: No	Tax Annl Amt: \$3,424	Tax Year: 2021
Estimated Tax: \$4,375	Tax Assess Val: \$686,368	Tax Rate: 2.0122
Tax Exempt: Agricultural, Homestead		Possession: Close Of Escrow, Funding
Special Assess:		
Buyer Incentive: None		
Accept Finance: Cash, Conventional, VA Loan		

Prefr'd Title Co. 1845 Title

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:
Contact Type:
Directions: Take the 290 Toll E exit toward Houston. Merge onto 290 Toll. Continue onto US 290 E. Turn left onto FM973 N. Property on the left in 4.1 miles.

Owner Name: Paul & Debra George

Lockbox Type: SUPRA

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 (Mindy Smith 512-657-6990) for fastest response. ***PREFERRED TITLE 1845 Title - 512-402-3300 orders@1845title.com***

Public Remarks: Location, Location, Location...situated between Austin and Taylor in the town of Manor situated minutes from 130 and 290 on State Hwy 973. This unrestricted, AG exempt land is perfect to bring your livestock, horses, or build a family compound. Commercial development ok. This 3 bedroom, 2 bath, 1 story home is sitting on apprx 12.25 fenced acres. Manor address but Pflugerville ISD. Spacious open concept living area with vaulted beamed ceilings and beautiful floor to ceiling stone fireplace. Wood look tile flooring throughout the high traffic areas. The stunning kitchen offers custom cabinets, granite countertops and pendant lighting and a stone front breakfast bar. A luxurious master bedroom offers abundant space and a huge closet along with a fabulous master bath with walk-in shower. The room in attic is framed out and ready to be turned into loft or 4th bedroom. The oversized 2.5 car garage has overhead doors on the front and back. Situated in the rolling hills east of Austin the home sits in a fabulous location at the top of gently rolling land with extensive views in nearly every direction. The large barn would be a great shelter for livestock.

Agent/Office Information

List Agent: [567369/Chris Watters](mailto:567369@watersinternational.com)
List Office: [5827/Watters International Realty](mailto:5827@watersinternational.com)
LA 2 Agt: [693431/Mindy Smith](mailto:693431@watersinternational.com)
DR Name: Chris Watters
LO Address: 8240 N Mopac Austin, Texas 78759
LA Email: listings@watersinternational.com
Own Name: Paul & Debra George
CDOM
Intrmdry: Yes

LA Phone: (512) 646-0038
LO Phone: (512) 646-0038
LA 2 Phone: (512) 657-6990
LO Phone: (512) 646-0038

LA Fax: (512) 277-5104
Sub Ag: 2.50% / **Buy Ag:** 2.50%
LO Fax: (512) 532-9473

Bonus:
Occupant: Owner

List Date:
Exp Date: 06/22/2023
OLP:

List Det URL:
VT Branded: <https://www.tourfactory.com/3001144>
VT Unbranded: <https://www.tourfactory.com/idxr3001144>
Vid Branded: <https://my.matterport.com/show/?m=jzPuH8RoSWT>

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





