

407 Windmill Rd, Burnet, Texas 78611

Listing ID: 3945970 **LP:** \$950,000

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NEW



Address: [407 Windmill Rd](#) **Std Status:** A/RESI
City: Burnet, Texas 78611 **List Price:** \$950,000
County: Burnet **MLS Area:** BU
PID: [03171000000002000](#) **Tax Lot:** 1
Subdivision: Bent Tree **Tax Blk:**
Legal Desc: S3171 BENT TREE LOT 2 11.25
Type: Single Family Resi/Fee-Simple
ISD: [Burnet ISD](#) **Elem:** [Burnet](#)
Mid or JS: [Burnet \(Burnet ISD\)](#) **High:** [Burnet](#)
Primary Bed on Main: Yes **# Living:** 2 **# Dining:** 1
Beds: Total: 3 (Main: 3 Other:) **Baths:** Total: 3 (F: 3/H: 0)
Living SqFt: 2,586/Public Records **\$/SqFt:** \$367.36
Yr Blt: 2010/Public Records/Resale
Acres: 11.250 **Levels:** 1
Lot Sz Dim: **Lnd SqFt:** 490,050
Pool Priv: Yes/In Ground

General Information

Garage: 0 / Tot Prk: 5 / Circular Driveway, Detached Carport
Roof: Composition, Shingle **Dir Faces:** West
Construction: Siding-Wood **ETJ:** No
WaterFront: No/None
Access Feat: None
Horses: Yes/Barn
Foundation: Slab
Restrictions: None
Security Feat: None
Property Cond: Resale **Bldr Nm:**

Interior Information

Laundry Loc: Laundry Room
Fireplaces: 1/Living Room
Appliances: Dishwasher, Disposal, Microwave, Range Free Standing Electric, Stainless Steel Appliance(s), Water Heater-Electric
Interior Feat: Breakfast Bar, Counter-Granite, Dryer-Electric Hookup, Kitchen Island, Open Floorplan, Primary Bedroom on Main, Washer Hookup
Flooring: Wood
Window Feat: Blinds, Screens
Guest Accom: Guest House
Guest Beds: 1 **Guest Baths:** 1/0

Room	Level	Features
Primary Bedroom	Main	Ceiling Fan(s), Primary Bedroom Sitting/Study Room, Walk-In Closet(s)
Primary Bathroom	Main	Counter-Quartz, Dual Vanity, Walk-In Closet(s), Walk-in Shower
Kitchen	Main	Breakfast Bar, Center Island, Counter-Granite, Dining Area

Exterior Information

View: Hill Country, Panoramic, Pasture **Fencing:** Fenced, Perimeter
Exterior Feat: Private Entrance
Patio/Prch Feat: Patio, Porch, Terrace
Community Feat: None
Lot Feat: Agricultural, Back Yard, Farm, Front Yard, Gentle Sloping, Trees-Moderate
Other Structure: Barn(s), Guest House, Outbuilding, Storage, Workshop

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
Spl List Cond: None
Disclosures: Seller Disclosure
Docs Avail: None Available
FEMA Flood: No

Utility Information

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

Financial Information

HOA YN: No
Estimated Tax: \$6,175 **Tax Annl Amt:** **Tax Year:** 2022
Tax Exempt: Agricultural, Homestead **Tax Assess Val:** \$360,736 **Tax Rate:** 1.5663
Special Assess: **Possession:** Close Of Escrow, Funding
Buyer Incentive: None
Accept Finance: Cash, Conventional
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: Front door Lockbox SN#: 33084541 Contact Type: Directions: From Burnet head north on Hwy 281. Go approximately 4 miles and turn right onto CR 112; bear right onto Windmill Rd for about .5 miles. Property is on the left - look for sign.	Owner Name: Bryan & Dora West Lockbox Type: SUPRA Access Code: Show Service Ph: 000-000-0000
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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 (Jason Bouchard 512-876-4144) for fastest response.***PREFERRED TITLE 1845 Title - 512-402-3300**

Public Remarks: This fully updated 3 bedroom, 3 bath home sits on 11.25 acres with in-ground swimming pool, Pergola and a 2 bedroom barndominium with full kitchen and laundry area in bath. An extended front porch on the ranch style main home overlooks the front of the property. The spacious interior offers vaulted ceilings, an open floor plan and wood flooring. Kitchen features an oversized island with plenty of storage. Large owner's retreat with private entrance from outdoors and a spacious full bath also is connected to the 2nd bedroom with a rustic barn door separating the two making it a perfect nursery, work-out room or home office. Bedroom 4 has its own private bath. The property also includes a barn with 2 horse stalls, RV parking, outside storage units and a storm shelter. AG Exempt.

Agent/Office Information

List Agent: 567369/Chris Watters List Office: 5827/Watters International Realty LA 2 Agt: 702719/Jason Bouchard DR Name: Chris Watters LO Address: 8240 N Mopac Austin, Texas 78759 LA Email: listings@watersinternational.com Own Name: Bryan & Dora West CDOM: 50 Intrmdry: Yes	ADOM: 0 VarComm: No	LA Phone: (512) 646-0038 LO Phone: (512) 646-0038 LA 2 Phone: (512) 876-4144 LO Phone: (512) 646-0038 Bonus: Occupant: Owner	LA Fax: (512) 277-5104 Sub Ag: 2.50% / Buy Ag: 2.50% LO Fax: (512) 532-9473 List Date: 06/27/2022 Exp Date: 12/16/2022 OLP: \$950,000
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List Det URL:
VT Branded: <https://www.tourfactory.com/3001436>
VT Unbranded: <https://www.tourfactory.com/idxr3001436>
Vid Branded: <https://www.zillow.com/view-3d-home/189858e1-eea3-4b81-9e44-7df8945fea4d?setAttribution=mls&wl=true>
Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com





