

103 Rolling Hills Dr, Spicewood, Texas 78669

Listing ID: 4195385 **LP:** \$700,000

Recent Change:08/04/2022 :: ->A

NEW



Address: [103 Rolling Hills Dr](#) **Std Status:** A/RESI
City: Spicewood, Texas 78669 **List Price:** \$700,000
County: Burnet **MLS Area:** LW
PID: [26580](#) **Tax Lot:** 306
Subdivision: Lakeside Beach **Tax Blk:**
Legal Desc: S5940 LAKESIDE BEACH LOT 306, SEC 1
Type: Single Family Resi/Fee-Simple
ISD: [Marble Falls ISD](#) **Elem:** [Spicewood \(Marble Falls ISD\)](#)
Mid or JS: [Marble Falls](#) **High:** [Marble Falls](#)
Primary Bed on Main: Yes # **Living:** 2 **# Dining:** 1
Beds: Total: 3 (Main:2 Other:1) **Baths:** Total: 3 (F:3/H:0)
Living SqFt: 1,860/Public Records **\$/SqFt:** \$376.34
Yr Blt: 2009/Public Records/Resale
Acres: 1.030 **Levels:** 2
Lot Sz Dim: **Lnd SqFt:** 44,867
Pool Priv: No/None
Addl Parc: Yes/S5940 LAKESIDE BEACH LOT 308, SEC 1, S5940 LAKESIDE BEACH LOT 307, SEC 1, S5940 LAKESIDE BEACH LOT 305, SEC 1

General Information

Garage: 1 / Tot Prk: 4 / Attached, Door-Single, Garage Faces Front, Open, Outside
Roof: Metal **Dir Faces:** West
Construction: Masonry-All Sides, Stone **ETJ:** See Remarks
WaterFront: No/None
Access Feat: None
Horses: No/None
Foundation: Slab
Restrictions: Deed Restrictions
Security Feat: Prewired, Smoke Detector(s)
Property Cond: Resale **Bldr Nm:**

Interior Information

Laundry Loc: Laundry Room, Main Level
Fireplaces: 0
Appliances: Dishwasher, Microwave, Range Free Standing Electric, Water Heater-Electric, Water Softener Owned
Interior Feat: Breakfast Bar, Ceiling Fan(s), Ceiling(s)-High, Counter-Granite, Interior Steps, Multiple Living Areas, Primary Bedroom on Main, Recessed Lighting
Flooring: Concrete, Wood
Window Feat: Blinds, Vinyl Windows
Guest Accom: Room with Private Bath
Guest Beds: 1 **Guest Baths:** 1/0

Rooms Information

Room	Level	Features
Primary Bedroom	Main	Ceiling Fan(s)
Primary Bathroom	Main	Walk-in Shower
Kitchen	Main	Breakfast Bar, Counter-Granite, Dining Area, Galley Type Kitchen

Exterior Information

View: Hill Country, Neighborhood **Fencing:** None
Exterior Feat: Exterior Steps
Patio/Prch Feat: Front Porch, Patio, Rear Porch
Community Feat: None
Lot Feat: Back Yard, Corner Lot, Front Yard, Trees-Medium (20 Ft - 40 Ft)
Other Structure: Shed, Storage

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:** Municipal Utility District (MUD)
Utilities: Cable Available, Electricity Connected, Internet-Cable, Phone Available, Water Connected
Green Energy Efficient: None
Green Sustainability: None

Financial Information

HOA YN: No	Tax Annl Amt:	Tax Year: 2022
Estimated Tax: \$7,951	Tax Assess Val: \$405,936	Tax Rate: 1.6212
Tax Exempt: Homestead		Possession: Close Of Escrow, Funding
Special Assess:		

Buyer Incentive: None
Accept Finance: Cash, Conventional, FHA, VA Loan
Prefer'd Title Co. 1845 Title

Showing Information

Occupant Type:	Owner	Owner Name:	Randy Niemann
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#:	32145810	Access Code:	
Contact Type:		Show Service Ph:	000-000-0000
Directions:	From Hwy 71 go northeast on Spur 191, continue on Eagle Bluff Rd, right on Wanta Hideaway, right on Songwood Dr, left on Rolling Hills Dr to home on left		

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 (Rance Vera 512-571-7531) for fastest response. ***PREFERRED TITLE 1845 Title - orders@1845title.com*

Public Remarks: This home features a native limestone exterior with spray foam insulation, 50 year metal roof and a wrap around porch. Interior offers concrete flooring and high ceilings. Galley style kitchen with custom oak cabinets, granite counters, breakfast bar and an office area with built-in desk. Fridge conveys. Access to the 1000 sf apartment in the garage with living area, full bath and pecan wood floors. Double roll up doors for access from the front or the back of the home. Two sheds and the garage tool bench conveys. Home is pre-wired for security but not connected. Three additional lots included for a total of 1.03 acres.

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:	1.50% / Buy Ag: 3.00%
LA 2 Agt:	717470/Rance Vera	LA 2 Phone:	(512) 571-7531	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:	08/04/2022
LA Email:	listings@wattersinternational.com	Exp Date:	01/15/2023	OLP:	\$700,000
Own Name:	Randy Niemann			TCD:	
CDOM	0	ADOM:	0	Int List Display:	Yes
Intrmdry:	Yes	VarComm:	No		
List Det URL:					
VT Branded:	https://www.tourfactory.com/3012820				
VT Unbranded:	https://www.tourfactory.com/idxr3012820				
Vid Branded:	https://www.zillow.com/view-3d-home/92bb8401-2685-41bc-a93c-50a24ebba8be?setAttribution=mls&wl=true				
Listing Will Appear On:	AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com				