

2550 FM 619, Taylor, Texas 76574

Listing ID: 1660435 **LP:** \$737,000



Address:	2550 Fm 619	Std Status:	I/FARM
City:	Taylor, Texas 76574	List Price:	\$737,000
County:	Williamson	MLS Area:	TCT
PID:	133000160200032	Tax Lot:	
Subdv:	John Pharrass Surv Abs #495	Tax Blk:	
Type:	See Remarks	House on Prop:	Yes
Legal:	AW0495 - PHARRASS, J. SUR., ACRES 3, R539336 MH	Elem:	Naomi Pasemann
Sch Dist:	Taylor ISD	High:	Taylor
Mid or JS:	Taylor		
Farm:	Gentleman Ranch		
Beds:	Total:5 (Main:3 Other:2)	Baths:	Total: 2 (F:2/H:0)
Yr Blt:	1915/Public Records	SqFt:	2,546/Public Records
Levels:	2	\$/SqFt:	\$289.47
Lot Sz Dim:		Land SqFt:	130,680
Acres:	3.000	\$/Lnd SF:	5.64
\$/Acre:	\$245,666.67	# Living:	
		# Dining:	

General Information

Garage:	/ Additional Parking, Boat, Covered, Detached Carport, Open, Outside	Dir Faces:	
Horses:	Yes/Barn, Pasture		
Crops:	None	Minerals:	See Remarks
Road Surface:	Paved		
WaterFront:	No/None		
Restrictions:	None		
Farm:	Gentleman Ranch		
Endanger Sp:		Spl List Cnd:	None
Surf Water:	No	ETJ:	No
Leases:	None		

House Information

Appliances:	Built-In Electric Oven, Dishwasher, Electric Cooktop, Water Heater-Electric		
Interior Feat:	Dryer-Electric Hookup, Interior Steps, Primary Bedroom on Main, Soaking Tub, Washer Hookup		
Flooring:	Wood	Window Feat:	Blinds, Vinyl Windows, Wood Frames
Roof:	Metal		
Construction:	Brick, Frame	Spa/Feat:	
Pool Priv:	No		
Foundation:	Pillar/Post/Pier		
Guest Accom:	Guest House, Not Connected, Separate Entrance, Separate Kit Facilities, Separate Living Quarters, Separate Utilities		
Gst Bd/Bth:	Beds: 2/FB: 2/HB: 0		

Exterior Information

Tillable Acres:		Grass Acres:		Cultivated Ac:		Commrc:	No
Enclosed Acres:	1	# Ponds:		# Wells:			
View:	Panoramic, Pasture, Rural	Fencing:	Perimeter				
Exterior Feat:	Exterior Steps, Private Yard						
Community Feat:	None						
Lot Feat:	Farm, Level, Trees-Medium (20 Ft - 40 Ft)						
Patio/Prch Feat:	Front Porch, Rear Porch, Side Porch						
Other Structure:	Barn(s), Mobile Home, Outbuilding, Second Residence						

Additional Information

List Agrmnt:	TXR/Exclusive Right To Sell
List Svc:	Full Service
Disclosures:	Lead Base Paint Addendum, Seller Disclosure
Docs Avail:	Survey
FEMA Flood:	No

Utility Information

Heating:	Central, Electric	Sewer:	Septic Tank	Gnd Wtr C:	
Cooling:	Ceiling Fan(s), Central Air, Electric	Water Src:	Public		
Utilities:	Above Ground, Cable Available, Electricity Connected, Phone Available				
Green Energy Efficient:	None				
Green Sustainability:	None				

Financial Information

HOA YN:	No				
Estimated Tax:	\$5,611	Tax Annl Amt:		Tax Year:	2022
Tax Exempt:	Homestead	Tax Assess Val:	\$312,986	Tax Rate:	1.7928
Special Assess:				Possession:	Close Of Escrow, Funding
Buyer Incentive:	None				
Accept Finance:	Cash, Conventional, VA Loan				
Prefr'd Title Co.	1845 Title				

Showing Information

Occupant Type:	Owner	Owner Name:	Autumn Speer & Casey Cunningham
Showing Reqs:	Call Owner, Lockbox, See Showing Instructions, Sign on Property		

Showing Instr: Call/text owner to show 214-403-8771
Lockbox Loc: Each home has a supra box on the door.
Lockbox SN#: 32189218
Contact Name: Autumn Speer
Contact Type: Owner
Directions: Take Hwy 79 past Taylor, left on FM619 for approximately 3 miles then look for sign on left

Lockbox Type: SUPRA
Access Code:
Contact Phone: 214-403-8771
Show Service Ph:

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 (Bryce Metzger 512-296-9469) for fastest response.
 ***PREFERRED TITLE 1845 Title - 512-402-3300*

Public Remarks: Your search for an authentic farmhouse is over. This tastefully updated 5-bedroom 2 bath farmhouse on 3 acres is conveniently located close to amenities and the new Taylor Samsung plant while being surrounded by peaceful farmland. Opportunities abound as the property features two homes and multiple outbuildings! The main home is over 100 years old and has been upgraded with a new metal roof, new plumbing, two hvac units and new septic. Five bedrooms and 2 full baths. Features include original wood flooring, shiplap walls and ceilings, 9' ceilings on the first floor, spacious country kitchen with farm sink, stainless steel appliances butcher block countertops and plenty of storage! The side-by-side refrigerator and dishwasher are new (2022). The back entrance is surrounded by almost 1,000 SF of deck and you are welcomed through a large mudroom and separate laundry room. Owner's suite has a private entrance and covered porch. The owner's bath features a claw foot tub and upgraded vanity and custom walls created from the antique barn that was once on site. Upstairs offers a secondary living room/office plus 2 additional, very large bedrooms and storage. The ceilings and walls are completely original bead board paneling. Property also includes a 950 SF 2-bedroom, 2 full bath manufactured home bought new in 2016. This home features a separate driveway, separate covered parking, septic system, electrical and water meters. The entire three-acre parcel is fenced and one acre is fenced off separate in the back with a covered 10x20 barn for animals. The north side of the property includes original barns, loafing shed and fenced areas for farm animals. The owner also ran a successful vintage barn sale business out of the new (2013) 16x20 barn with electricity, loft, front deck and side structures. This property could be used as a primary living unit with space for in-laws or adult children or even converted into a bed and breakfast with the secondary home as living quarters.

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:	3.00% / Buy Ag: 3.00%
LA 2 Agt:	542232/Bryce Metzger	LA 2 Phone:	(512) 296-9469	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:	
LA Email:	listings@watersinternational.com	ADOM:		Exp Date:	01/31/2023
Own Name:	Autumn Speer & Casey Cunningham	VarComm:	No	OLP:	
CDOM:				TCD:	
Intrmdry:	Yes			Int List Display:	Yes
List Det URL:					
VT Branded:	https://www.tourfactory.com/3014418				
VT Unbranded:	https://www.tourfactory.com/idxr3014418				
Vid Branded:	https://www.zillow.com/view-3d-home/2530f61f-cc5e-414e-b13d-0e204cac732b?setAttribution=mls&wl=true				
Listing Will Appear On:	AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com				