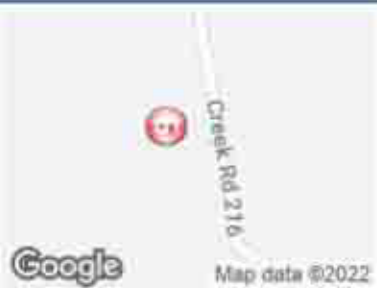


ALL FIELDS DETAIL

MLS #	161535	#Beds	3
Asking Price	\$800,000	#Baths	2
Address	965 County Road 216	# of Half Baths	0
Address 2		Water	Well
City	Bertram	Sewer	Septic
State	TX	GolfCrsLot	No
Zip	78605	HCSqFt	2,363
Area	Bertram	PrcSqft	\$338.55
Status	Active	WaterFrnt	No
Cumulative DOM	0	Water Front Type	
Class	RESIDENTIAL	Waterfront Footage	
Type	Single Family	# of Stories	1 Story
	/Site Built		
Approx. Lot Dimensions	799x595		
Approx. # of Acres	10.00		

**GENERAL**

Virtual Tour	Virtual Tour	Sale/Rent	For Sale
IDX Include	Y	Video Link	Video Link
For Sale or Rent	For Sale	Short Sale Y/N	No
REO/Foreclosure Y/N	No	Listing Date	8/17/2022
Expiration Date	1/31/2023	Agent	Christopher Watters - Cell: 512-646-0038
Listing Office 1	Watters International Realty - OFC: 512-646-0038	Listing Agent 2	
Listing Office 2		Excl. Right to Sell (Y/N)	Yes
Sub Agency Comm.	3%	Variable Rate Comm. (Y/N)	No
Buyer Agency Comm.	3%	NonMem Buyer Agency Comm	3%
NonMem Sub Agency Comm		Intermediary (Y/N)	Yes
Exclusive Agency (Y/N)	No	Possession	Closing/Funding
Owner's Complete Name (First & Last)	Benny L Bailiff	Occupied (Y/N)	Yes
Subdivision	None	School District	Burnet
Approx. Year Built	1956	SQFT Source	County
Single Level Living (Y/N)	Yes	Lot Size Source	County
Approx. Lot SQFT	392,040	Zoning	
Flood Zone (Y/N/UK)	No	Restrictions (Y/N/UK)	No
Legal	ABS A1541 PETER BUMGADNER, TRACT 2, 1.0 ACRES and ABS A1541 PETER BUMGADNER, TRACT 2A, 9.0 ACRES	Off Market Date	
Agent Hit Count	0	Client Hit Count	0
Search By Map		VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	Update Date	8/17/2022
Status Date	8/17/2022	HotSheet Date	8/17/2022
Price Date	8/17/2022	Input Date	8/17/2022 9:06 AM
Associated Document Count	5	Original Price	\$800,000
County	Burnet	# of Residences	1
Owned to Water (Y/N/UK)		Preferred Title Company	1845 Title
Active Days to Under Contract		Active Days to Sold	
PID		Geocode Quality	Manually Placed Pin
Picture Count	30	Sold Price Per SQFT	
Additional Comments Relating to Sale		Input Date	8/17/2022 9:06 AM
Update Date	8/17/2022 9:06 AM		

DIRECTIONS

Directions From Hwy 29 go north on 183 for approx 11 miles, left on FM 243W, right on CR 214 follow around to Country Rd 210 then left, right on Country Rd 216 to property on left.

FEATURES

APPLIANCES	FENCE	INTERIOR EXTRAS	SHOWING INSTRUCTIONS
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FEATURES			
Dishwasher	Net Wire	Breakfast Bar	Call Owner
Dryer Connection-Electric	FIREPLACES	Crown Molding	Lock Box
Microwave	Two Fireplaces	Smoke Alarm(s)	Sign
Range-Electric	FOUNDATION	Solid Surface Counter Top	TERMS
Washer Connection	Slab	Walk In Closet(s)	Cash
Water-Heater Electric	FLOOR	LAND TYPE	Conventional
Cooktop	Hard Tile	Cleared Land	FHA
Wall Oven	Hardwood	POOL	VA
COOLING	Stained Concrete	In Ground Pool	VIEW
Central	GARAGE-CARPORT	ROOF	Hill Country
DOCUMENTS AVAILABLE	3+ Car Attached Garage	Metal	SHORT TERM RENTAL ALLOWED
Aerial Photos	Side Entry	ROOM	NO
ENERGY EFFICIENCY	HEAT	Dining Room	
Ceiling Fan	Central	Family Room	
EXTERIOR FEATURES	Electric	Kitchen	
Covered Porch/Patio		Living Room	
Storage Building		Sun Room	
Horses Permitted		Utility Room Inside	
		Main Level Master Bdrm	

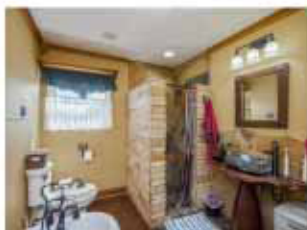
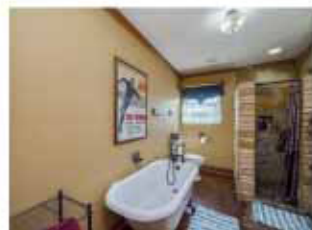
FINANCIAL			
Tax ID	059884	Taxes per \$100 Valuation	4.5764
Ag Exempt. (Y/N)	Yes	HOA Mandatory (Y/N)	No
HOA Fee		HOA Frequency	
Prop Own. Fee Mand. (Y/N)		Property Owners Fee	
Prop Own. Fee Frequency		Financing Terms Comments	

SOLD STATUS	
How Sold	Contract Date
Closing Date	Sold Price
Cash Concession	Selling Agent 1
Selling Office 1	

PUBLIC REMARKS	
Public Remarks	No restrictions and no HOA!! Beautifully upgraded 3 bedroom home with remodeled kitchen and baths. Large family room with wood burning fireplace, formal dining plus a breakfast area. Island kitchen features custom recycled glass concrete countertops, built-in ovens and electric cooktop. Custom cabinets in the kitchen feature glass front doors and tons of storage. Owner's ensuite with fireplace is large enough for a sitting or office area. The master bath is gorgeous and offers a soaking tub, custom vanity and walk-in shower. Exterior features include an extended covered patio overlooking the 16x40 salt water pool, 2 new septic systems, new water and air units. Ten acres with only 1 acre is taxed the other 9 are AG exempt. Side entry 3 car garage and 7x9 storage shed.

CONF. AGENT REMARKS	
Conf. Agent Remarks	Call owner to show 512-922-6826. Buyer Agent Bonus (SIC) see attached. Offers received after 5pm on Friday will be presented the following business day. ***PREFERRED TITLE 1845 Title - 512-402-3300*

ADDITIONAL PICTURES			
			
			



DISCLAIMER

This information is deemed reliable, but not guaranteed.