

343 County Road 117, Llano, Texas 78643

Listing ID: **1185195** LP: **\$400,000**



Address: [343 County Road 117](#)
City: Llano, Texas 78643
County: Llano
PID: [1300000401850](#)
Subdivision: Rio Vista
Legal Desc: RIO VISTA UNIT 4 LT 185 5.388 AC
Type: Single Family Resi/Fee-Simple
ISD: [Llano ISD](#)
Mid or JS: [Llano](#)
Primary Bed on Main: # Living: 1
Beds: Total: 2 (Main: 2 Other:)
Living SqFt: 900/Public Records
Yr Blt: 2016/Public Records/Resale
Acres: 5.390
Lot Sz Dim:
Spa Feat: Above Ground, Hot Tub
Pool Priv: No/None

Std Status: I/RESI
List Price: \$400,000
MLS Area: LL
Tax Lot: 185
Tax Blk:
Elem: [Llano](#)
High: [Llano](#)
Dining: 1
Baths: Total: 2 (F: 2/H: 0)
\$/SqFt: \$444.44
Levels: 1
Lnd SqFt: 234,788

General Information

Garage: 0 / Tot Prk: 2 / Boat, Carport, Outside, RV Access/Parking
Roof: Metal
Construction: HardiPlank Type
WaterFront: No/None
Access Feat: None
Horses: No/None
Foundation: Slab
Restrictions: None
Security Feat: Smoke Detector(s)
Property Cond: Resale

Dir Faces: East
ETJ: See Remarks
Bldr Nm:

Interior Information

Laundry Loc: Laundry Room
Fireplaces: 1/Wood Burning
Appliances: Dishwasher, Microwave, Range Free Standing Electric, Water Heater-Electric
Interior Feat: Ceiling(s)-Vaulted, Counter-Granite, Dryer-Electric Hookup, Eat-in Kitchen, No Interior Steps, Open Floorplan, Primary Bedroom on Main, Recessed Lighting, Washer Hookup
Flooring: Tile
Window Feat: Vinyl Windows

Rooms Information

Room	Level	Features
Primary Bedroom	Main	Ceiling Fan(s)
Primary Bathroom	Main	Full Bath
Kitchen	Main	Breakfast Bar, Counter-Granite, Galley Type Kitchen, Open to Family Room

Exterior Information

View: Hill Country, Rural
Exterior Feat: Garden, Private Entrance, Private Yard
Patio/Prch Feat: Front Porch
Community Feat: None
Lot Feat: Back Yard, Front Yard, Garden, Native Plants, Trees-Medium (20 Ft - 40 Ft), Waterfall
Other Structure: Outbuilding, RV/Boat Storage, Workshop

Fencing: Fenced, Wire

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
Cooling: Ceiling Fan(s), Central Air, Electric
Utilities: Electricity Connected, Phone Available
Green Energy Efficient: None
Green Sustainability: None

Sewer: Septic Tank
Water Src: Well
GCD:

Financial Information

HOA YN: No
Estimated Tax: \$3,025
Tax Exempt: None
Special Assess:
Buyer Incentive: None
Accept Finance: Cash, Conventional
Prefr'd Title Co. 1845 Title

Tax Annl Amt:
Tax Assess Val: \$230,030
Tax Year: 2021
Tax Rate: 1.3149
Possession: Funding

Showing Information

Occupant Type:	Vacant	Owner Name:	Estate of Phillip Dunlap
Showing Reqs:	Lockbox, Showing Service, Sign on Property		
Showing Instr:	Use ShowingTime to schedule an appt to show		
Lockbox Loc:	Front	Lockbox Type:	SUPRA
Lockbox SN#:	33962999	Access Code:	
Contact Type:		Show Service Ph:	000-000-0000
Directions:	From Llano head south on Bessemer Ave, continue onto Ford St, right on Ranch Rd 152, left on County Rd 117 and look for sign.		

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: Sitting on 5.39 acres in the beautiful Llano Hill Country this updated home offers a relaxing hot tub under your covered porch, soothing water fall and covered Pergola making it the perfect spot for outdoor entertaining. Inside you'll find an open floor plan with beautiful knotty pine vaulted ceiling, wood stove and breakfast bar overlooking a cute country kitchen! Granite counter tops and wood look tile flooring throughout. Garden beds are ready for you to fill them with your flowers or vegetables. The property also includes a huge shop with endless possibilities plus boat or RV storage and a newly installed Generac generator.

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:	2.00% / Buy Ag: 2.00%
LA 2 Agt:	702719/Jason Bouchard	LA 2 Phone:	(512) 876-4144	LO Fax:	(512) 532-9473
DR Name:	Chris Watters	LO Phone:	(512) 646-0038		
LO Address:	8240 N Mopac Austin, Texas 78759	Bonus:		List Date:	
LA Email:	listings@wattersinternational.com	Occupant:	Vacant	Exp Date:	11/30/2022
Own Name:	Estate of Phillip Dunlap			OLP:	
CDOM	ADOM:				
Intrmdry:	Yes	VarComm:	No	TCD:	

List Det URL:

VT Branded: <https://www.tourfactory.com/3003838>

VT Unbranded: <https://www.tourfactory.com/idxr3003838>

Vid Branded: <https://www.zillow.com/view-3d-home/52691770-377e-46d0-bd32-a98577224ced>

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





