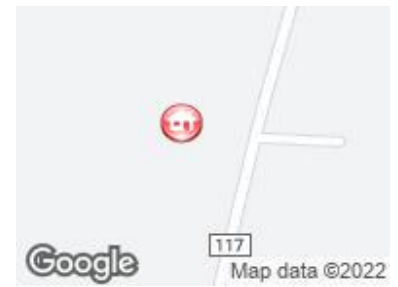


ALL FIELDS DETAIL



MLS #	Temp-46992	#Beds	2
Asking Price	\$400,000	#Baths	2
Address	343 County Road 117	# of Half Baths	0
Address 2		Water	Well
City	Llano	Sewer	Septic
State	TX	GolfCrsLot	No
Zip	78643	HCSqFt	900
Area	Llano County SW	PrcSqft	\$444.44
Status	Partial Listing	WaterFrnt	No
Days On Market		Water Front Type	
Cumulative DOM		Waterfront Footage	
Class	RESIDENTIAL	# of Stories	1 Story
Type	Single Family /Site Built		
Approx. Lot Dimensions	396x613		
Approx. # of Acres	5.39		



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	7/5/2022
Expiration Date	11/9/2022	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.	2%	Variable Rate Comm. (Y/N)	No
Buyer Agency Comm.	2%	NonMem Buyer Agency Comm	2%
NonMem Sub Agency Comm		Intermediary (Y/N)	Yes
Exclusive Agency (Y/N)	No	Possession	
Owner's Complete Name (First & Last)	Dunlap Philip N Irrevocable Trust	Occupied (Y/N)	No
Subdivision	Rio Vista	School District	Llano
Approx. Year Built	2016	SQFT Source	County
Single Level Living (Y/N)	Yes	Lot Size Source	
Approx. Lot SQFT	234,788	Zoning	
Flood Zone (Y/N/UK)	No	Restrictions (Y/N/UK)	No
Legal	RIO VISTA UNIT 4 LT 185 5.388 AC	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	7/18/2022
Status Date	7/5/2022	HotSheet Date	7/5/2022
Price Date	7/5/2022	Input Date	7/5/2022 2:23 PM
Associated Document Count	2	Original Price	\$519,000
County	Llano	# 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	28	Sold Price Per SQFT	
Additional Comments Relating to Sale		Input Date	7/5/2022 2:23 PM
Update Date	7/18/2022 11:05 AM		

DIRECTIONS

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.

FEATURES

APPLIANCES	EXTERIOR FEATURES	INTERIOR EXTRAS	SHOWING INSTRUCTIONS
Dishwasher	Covered Porch/Patio	Breakfast Bar	Call 800-309-2227
Dryer Connection-Electric	Water Fountain	Granite Counter Tops	Lock Box
Microwave	Workshop	Recessed Lighting	Sign

FEATURES

Range-Electric
Washer Connection
Water-Heater Electric

CONSTRUCTION

Wood

COOLING

Central

DOCUMENTS AVAILABLE

Aerial Photos

ENERGY EFFICIENCY

Ceiling Fan

EXTERIOR

Hardi-Panel

Hot Tub

FIREPLACES

Wood Burning Stove

FOUNDATION

Slab

FLOOR

Hard Tile

GARAGE-CARPORT

2 Car Carport

HEAT

Central

Electric

No Steps to Entry

LAND TYPE

Cleared Land

ROAD FRONTAGE

County Road

ROOF

Metal

ROOM

Kitchen

Laundry

Living Room

Utility Room Inside

Vacant

TERMS

Cash

Conventional

VIEW

Hill Country

SHORT TERM RENTAL ALLOWED

NO

FINANCIAL

Tax ID 23609

Ag Exempt. (Y/N)

HOA Fee

Prop Own. Fee Mand. (Y/N)

Prop Own. Fee Frequency

Taxes per \$100 Valuation 1.3149

HOA Mandatory (Y/N)

HOA Frequency

Property Owners Fee

Financing Terms Comments

SOLD STATUS

How Sold

Closing Date

Cash Concession

Selling Office 1

Contract Date

Sold Price

Selling Agent 1

PUBLIC REMARKS

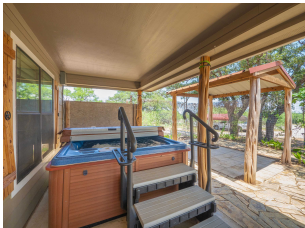
Public Remarks Sitting on 5.39 acres in the beautiful Llano Hill Country this updated home offers a relaxing hot tub under your covered porch, soothing water fall and covered Pergola making it the perfect spot for outdoor entertaining. Inside you'll find an open floor plan with beautiful knotty pine 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.

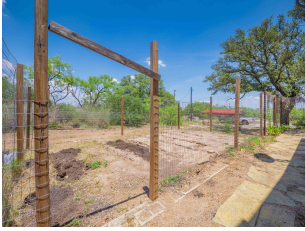
CONF. AGENT REMARKS

Conf. Agent Remarks 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.