

892 E Bowman Dr, Round Rock, Texas 78664

Listing ID: 8430745 **LP:** \$375,000

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NEW



Address: [892 E Bowman Dr](#) **Std Status:** A/RESI
City: Round Rock, Texas 78664 **List Price:** \$375,000
County: Williamson **MLS Area:** RRE
PID: [R052444](#) **Tax Lot:** n/a
Subdivision: Whitlow-Johnson **Tax Blk:**
Legal Desc: AW0130 CURRY, D. SUR., ACRES 1.7204
Type: Single Family Resi/Fee-Simple
ISD: [Round Rock ISD](#) **Elem:** [Union Hill](#)
Mid or JS: [CPL Robert P Hernandez](#) **High:** [Stony Point](#)
Primary Bed on Main: Yes **# Living:** 1 **# Dining:** 1
Beds: Total: 3 (Main: 3 Other:) **Baths:** Total: 2 (F: 1/H: 1)
Living SqFt: 1,200/Public Records **\$/SqFt:** \$312.50
Yr Blt: 1945/Public Records/Resale
Acres: 1.720 **Levels:** 1
Lot Sz Dim: **Lnd SqFt:** 74,941
Pool Priv: No/None

General Information

Garage: 2 / Tot Prk: 2 / Attached, Garage, Garage Faces Side
Roof: Shingle
Construction: Concrete, Stone Veneer
WaterFront: No/None
Access Feat: See Remarks
Horses: No/None
Foundation: Slab
Restrictions: Deed Restrictions
Security Feat: See Remarks
Property Cond: Resale
Dir Faces: South
ETJ: No
Bldr Nm:

Interior Information

Laundry Loc: See Remarks
Fireplaces: 0
Appliances: See Remarks
Interior Feat: Primary Bedroom on Main
Flooring: See Remarks
Window Feat: See Remarks
Guest Accom: See Remarks

Rooms Information

Room	Level	Features
Primary Bedroom	Main	See Remarks
Description: see remarks - tear down		
Primary Bathroom	Main	Full Bath
Kitchen	Main	See Remarks

Exterior Information

View: Neighborhood
Exterior Feat: None
Patio/Prch Feat: Covered, Front Porch
Community Feat: None
Lot Feat: Back Yard, Front Yard, Trees-Medium (20 Ft - 40 Ft)
Other Structure: None
Fencing: None

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
Spl List Cond: None
Disclosures: Seller Disclosure
Docs Avail: Survey
FEMA Flood: No

Utility Information

Heating: Central
Cooling: Central Air
Utilities: Cable Available, Electricity Connected, Internet-Cable, Phone Available, Sewer Connected, Water Connected, See Remarks
Green Energy Efficient: None
Green Sustainability: None
Sewer: Public Sewer
Water Src: Public
GCD: Yes

Financial Information

HOA YN: No	Tax Annl Amt: \$5,704	Tax Year: 2022
Estimated Tax: \$5,704	Tax Assess Val: \$173,780	Tax Rate: 0.3970
Tax Exempt: None		Possession: Close Of Escrow, Funding
Special Assess:		
Buyer Incentive: None		
Accept Finance: Cash, Conventional		

Showing Information

Occupant Type: Tenant
Showing Reqs: See Showing Instructions, Showing Service
Showing Instr: no lockbox - exterior showings only.
Lockbox Loc: no lockbox - exterior showings only.
Lockbox SN#: none
Contact Type:
Directions: From IH35 go east on Bowman Rd then left on Mesa Park Dr (just before Bowman Park). The home is at the end of Mesa Park Dr.

Owner Name: Robert Jr & Diane Johnson

Lockbox Type: None

Access Code:

Show Service Ph: 000-000-0000

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 (Mindy Smith 512-657-6990) for fastest response. ***PREFERRED TITLE 1845 Title - 512-402-3300 orders@1845title.com
Public Remarks: Great location! 1.72 acres just minutes from IH35 and Hwy 79 bordering Bowman Park. The value here is in the land. The property is at the end of the road, so there is no drive-by traffic; however, the road can be opened for through traffic if the buyer desires. Tons of potential!

Agent/Office Information

List Agent: [567369/Chris Watters](https://www.tourfactory.com/3027319)
List Office: [5827/Watters International Realty](https://www.tourfactory.com/3027319)
DR Name: Chris Watters
LO Address: 8240 N Mopac Austin, Texas 78759
LA Email: listings@wattersinternational.com
Own Name: Robert Jr & Diane Johnson
CDOM: 0 **ADOM:** 0
Intrmdry: Yes **VarComm:** Yes

LA Phone: (512) 646-0038

LO Phone: (512) 646-0038

LO Phone: (512) 646-0038

Bonus:

Occupant: Tenant

LA Fax: (512) 277-5104

Sub Ag: 3.00% / **Buy Ag:** 3.00%

LO Fax: (512) 532-9473

List Date: 09/19/2022

Exp Date: 12/30/2022

OLP: \$375,000

TCD:

Int List Display: Yes

List Det URL:

VT Branded: <https://www.tourfactory.com/3027319>

VT Unbranded: <https://www.tourfactory.com/idxr3027319>

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