

# 330 N Bear Creek Rd, Liberty Hill, Texas 78642

**Listing ID:** 5830175 **LP:** \$500,000

Recent Change:09/28/2022 : BOM : AU->A

## BOM



**Address:** [330 N Bear Creek Rd](#) **Std Status:** A/RESI  
**City:** Liberty Hill, Texas 78642 **List Price:** \$500,000  
**County:** Williamson **MLS Area:** LH  
**PID:** [15200002000055](#) **Tax Lot:** 55  
**Subdivision:** BEAR CREEK RANCH UNIT 2 **Tax Blk:**  
**Legal Desc:** BEAR CREEK RANCH UNIT 2, LOT 55, ACRES 2  
**Type:** Single Family Resi/Fee-Simple  
**ISD:** [Liberty Hill ISD](#) **Elem:** [Liberty Hill](#)  
**Mid or JS:** [Liberty Hill Middle](#) **High:** [Liberty Hill](#)  
**Primary Bed on Main:** Yes **# Living:** 1 **# Dining:** 1  
**Beds:** Total: 4 (Main: 4 Other: 0) **Baths:** Total: 2 (F: 2/H: 0)  
**Living SqFt:** 1,888/Public Records **\$/SqFt:** \$264.83  
**Yr Blt:** 1920/Public Records/Resale  
**Acres:** 5.800 **Levels:** 1  
**Lot Sz Dim:** **Lnd SqFt:** 252,648  
**Spa Feat:** None  
**Pool Priv:** No/None

### General Information

**Garage:** 0 / Tot Prk: 2 / See Remarks  
**Roof:** Metal **Dir Faces:** South  
**Construction:** Frame **ETJ:** See Remarks  
**WaterFront:** No/Creek, Stream **Water Body:**  
**Access Feat:** None  
**Horses:** Yes/See Remarks  
**Foundation:** Pillar/Post/Pier  
**Restrictions:** See Remarks  
**Security Feat:** None  
**Property Cond:** Resale **Bldr Nm:**

### Interior Information

**Laundry Loc:** Laundry Room  
**Fireplaces:** 0  
**Appliances:** Dishwasher, Range Free-Standing Gas, Refrigerator  
**Interior Feat:** Ceiling Fan(s), Ceiling(s)-High, Counter-Tile, Dryer-Gas Hookup, French Doors, Kitchen Island, Primary Bedroom on Main  
**Flooring:** Carpet, Tile, Wood  
**Window Feat:** Blinds, Drapes

### Rooms Information

Room	Level	Features
Primary Bedroom	Main	Garden Tub, Walk-In Closet(s)
Kitchen	Main	Breakfast Bar, Center Island
Primary Bathroom	Main	Full Bath

### Exterior Information

**View:** Hill Country **Fencing:** Wire  
**Exterior Feat:** None  
**Patio/Prch Feat:** Covered, Deck, Front Porch  
**Community Feat:** None  
**Lot Feat:** Corner Lot, Trees-Large (Over 40 Ft), Trees-Medium (20 Ft - 40 Ft)  
**Other Structure:** Barn(s), Shed, Storage

### 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 **Sewer:** Septic Tank **GCD:**  
**Cooling:** Central Air **Water Src:** Well  
**Utilities:** Electricity Available, Propane  
**Green Energy Efficient:** None  
**Green Sustainability:** None

### Financial Information

**HOA YN:** No  
**Estimated Tax:** \$5,891 **Tax Annl Amt:** \$5,891 **Tax Year:** 2021  
**Tax Exempt:** Homestead, Over 65 **Tax Assess Val:** \$312,370 **Tax Rate:** 1.8860  
**Special Assess:** No **Possession:** Close Of Escrow, Funding  
**Buyer Incentive:** None  
**Accept Finance:** See Remarks

### Showing Information

**Occupant Type:**

**Showing Reqs:** Owner  
**Showing Instr:** Showing Service, Sign on Property  
**Lockbox Loc:** Supra box; Please make an appt on showing time. Call/Text LA2 Mindy Smith with questions 512-657-6990  
**Contact Type:** French Doors  
**Directions:** WEST ON HWY 29 RT ON CR 200 GO 4.6 MI-RT ON CR 202-RT ON BEAR CREEK N-RT

**Owner Name:** Kenneth & Judy Ann Holland

**Lockbox Type:** SUPRA

**Show Service Ph:** 000-000-0000

#### Remarks

**Private Remarks:** We are AC but an offer has a great chance of being accepted and put in first line. Our buyer contract has a contingency and they can't get their house sold. 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 TNT - Angel Davila 512-337-0900 TeamDavila@TexasNationalTitle.com\*

**Public Remarks:** Beautiful country 5.8+ acre lot not far from the city, nestled by a seasonal creek. Corner lot down a dead end lane. Privacy plus!!! 12x20 wood portable building in great shape and Old Barn out back to store your implements or horses. Cute cottage style ranch home with great front porch and big side deck to sit out under the trees. Bring your family, horses/livestock to do what you like on this unrestricted piece of heaven. Brimming with wildlife and Swimming hole on property. We are AC but an offer has a great chance of being accepted and put in first line.

#### Agent/Office Information

<b>List Agent:</b>	<a href="mailto:567369@watersinternational.com">567369/Chris Watters</a>	<b>LA Phone:</b>	(512) 646-0038	<b>LA Fax:</b>	(512) 277-5104
<b>List Office:</b>	<a href="http://www.watersinternational.com">5827/Watters International Realty</a>	<b>LO Phone:</b>	(512) 646-0038	<b>Sub Ag:</b>	2.00% / <b>Buy Ag:</b> 2.00%
<b>LA 2 Agt:</b>	<a href="mailto:693431@watersinternational.com">693431/Mindy Smith</a>	<b>LA 2 Phone:</b>	(512) 657-6990		
<b>DR Name:</b>	Chris Watters	<b>LO Phone:</b>	(512) 646-0038	<b>LO Fax:</b>	(512) 532-9473
<b>LO Address:</b>	8240 N Mopac Austin, Texas 78759				
<b>LA Email:</b>	<a href="mailto:listings@watersinternational.com">listings@watersinternational.com</a>				
<b>Own Name:</b>	Kenneth & Judy Ann Holland		<b>Bonus:</b>		
<b>CDOM</b>	0	<b>ADOM:</b>	0	<b>List Date:</b>	06/09/2022
<b>Intrmdry:</b>	Yes	<b>VarComm:</b>	No	<b>Exp Date:</b>	12/30/2022
				<b>OLP:</b>	\$500,000

**TCD:**

**Int List Display:** Yes

**List Det URL:**

**VT Branded:** <https://www.tourfactory.com/3027868>

**VT Unbranded:** <https://www.tourfactory.com/idxr3027868>

**Vid Branded:** [https://www.zillow.com/view-3d-home/79e52fb4-dbff-4bb4-be73-7722578a2fff?setAttribution=mls&wvl=true&utm\\_source=listing](https://www.zillow.com/view-3d-home/79e52fb4-dbff-4bb4-be73-7722578a2fff?setAttribution=mls&wvl=true&utm_source=listing)

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