

LISTING DETAIL



MLS #	137633	CINDY BAILEY
Status	Active	Hanszen-Bailey Real Estate Services LLC
Type	Single Family/Site Built	Main: 512-756-2775
Address	706 CR 140	Cell: 830-613-5768
Address 2		207 N Water Street
City	Burnet	Burnet TX 78611
State	TX	cindy@hanszen.com
Zip	78611	www.hanszen.com
Area	Buchanan/Burnet County	
Class	RESIDENTIAL	
Asking Price	\$495,000	

[Virtual Tour](#)

GENERAL

Water Front	Lake Buchanan East	Subdvn	Donall Est	Acres #	0.77
# of Bedrooms	3	SchDist	Burnet	AppLotSz	Unknown
# of Full Baths	2	AppYrBlt	1998	LotSzSourc	County
# of Half Baths	0	HCSqFt	1,781	AppLotSQFT	
# of Stories	2 Story	SQFTSource	Owner	FldZone	
Golf Course Lot	No	SingleLev	No	Restrict	Yes
Water	Well	WtrFrntTyp	Cove	Tax ID	
Sewer	Septic	WtrfrntFt	150	HOAMand	Yes
County	Burnet	OwnToWtr	Unknown	HOAFee	80
# of Residences	1	Zoning		HOAFreq	Annually

FEATURES

APPLIANCES TO CONVEY	Dishwasher, Dryer Connection-Electric, Garbage Disposal, Microwave, Refrigerator, Washer Connection, Water-Heater Electric, Cooktop, Wall Oven	FENCE	Chain Link, Partially Fenced Pier/Beam	ROAD FRONTAGE	County Road
ASSOCIATION AMENITIES	Homeowner Park, Water Access	FOUNDATION		ROOF	Metal
CONSTRUCTION	Wood	FLOOR	Carpet, Hardwood, Vinyl	ROOM	Kitchen, Laundry, Living Room, Main Level Master Bdrm
COOLING	Central	GARAGE	2 Car Detached Garage, Garage	TERMS	Cash, Conventional
EXTERIOR	Stone, Wood	-CARPORT	Door Opener	VIEW	Lake
		HEAT	Central, Electric	WATER	1 Stall Boat Dock w/ Elec, Boat Deck
		INTERIOR	10ft Ceiling, Attic Fan, Breakfast Bar, Granite Counter Tops, Split Bedroom Plan, Water Softener	AMENITIES	, Fishing Dock, Lake Pump
		EXTRAS		STYLE	Custom

FINANCIAL

TaxID	012088
Taxespr100	1.816
AgExem	No
POwnFMan	
PropOwnFee	
PrOFeeFreq	
FinTermCom	

REMARKS

Public Remarks Beautiful custom home on Lake Buchanan. Main floor features spacious living room, dining room, kitchen, master suite and master en-suite. The cook in your family will love the kitchen with new granite counters, under cabinet LED lights, Alderwood island/breakfast bar, downdraft cooktop, undermount stainless steel sink, and brand new stainless steel appliances. Wood floors in the kitchen, dining room and living room. Carpet in the bedrooms. You will experience spectacular sunsets from the boat deck or private balcony off the living room. Boat deck constructed with Trek decking, custom steel stairs and fencing. Deck is 12 x 50, half covered. Love to fish? Fish station with granite sink, faucet, and electricity on boat deck. 150' water frontage. Boat platform on wheels, metal stairs constructed well below water surface. Water softening system. Good size, fenced yard for the kids to play or dogs to roam. Whether you're looking