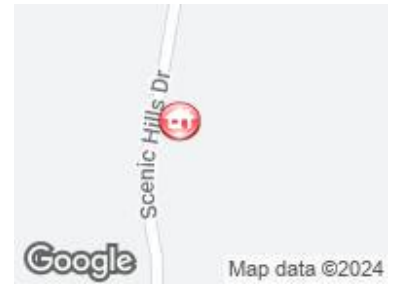


ALL FIELDS DETAIL



MLS #	167454	#Beds	2
Asking Price	\$399,900	#Baths	2
Address	148 CR 116	# of Half Baths	0
Address 2		Water	City
City	Llano	Sewer	Septic
State	TX	GolfCr/Lot	No
Zip	78643	HCSqFt	1,140
Area	Llano County	PrcSqft	\$350.79
	SW	WaterFrnt	No
Status	Active	Water Front Type	
Cumulative DOM	0	Waterfront Footage	
Class	RESIDENTIAL	# of Stories	1 Story
Type	Modular Home		
Approx. Lot Dimensions	581.52x322.48		
Approx. # of Acres	5.02		



GENERAL

Sale/Rent	For Sale	IDX Include	Y
For Sale or Rent	For Sale	Short Sale Y/N	No
REO/Foreclosure Y/N	No	Listing Date	2/16/2024
Expiration Date	10/31/2024	Agent	Tambra Lynch - Cell: 830-992-7803
Listing Office 1	Virdell Real Estate, LLC - OFC: (325) 247-5776	Listing Agent 2	
Listing Office 2		Excl. Right to Sell (Y/N)	Yes
Sub Agency Comm.	0%	Variable Rate Comm. (Y/N)	Yes
Buyer Agency Comm.	3%	NonMem Buyer Agency Comm	2.5%
NonMem Sub Agency Comm		Intermediary (Y/N)	Yes
Exclusive Agency (Y/N)	No	Possession	
Owner's Complete Name (First & Last)	Jennifer Powell Parker	Owner Phone	
Occupied (Y/N)	No	Subdivision	Rio Vista
School District	Llano	Approx. Year Built	2018
SQFT Source	County	Single Level Living (Y/N)	Yes
Lot Size Source		Approx. Lot SQFT	219,106
Zoning		Flood Zone (Y/N/UK)	No
Restrictions (Y/N/UK)	Unknown	Legal	Rio Vista Unit 1 Lt 7 5.029 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	Yes
Update Date	2/16/2024	Status Date	2/16/2024
HotSheet Date	2/16/2024	Price Date	2/16/2024
Input Date	2/16/2024 2:48 PM	Associated Document Count	0
Original Price	\$399,900	County	Llano
# of Residences	1	Owned to Water (Y/N/UK)	
Preferred Title Company	Highland Lakes Title	Active Days to Under Contract	
Active Days to Sold		PID	
Geocode Quality	Manually Placed Pin	Picture Count	23
Sold Price Per SQFT		Additional Comments Relating to Sale	
Input Date	2/16/2024 2:48 PM	Update Date	2/16/2024 2:48 PM
Buyer Agent 2			

DIRECTIONS

Directions From the Llano courthouse go west on Main St, that will turn into RR 152. Go approx 2 miles to CR 116, turn left, go approx 1/4 mile property is on the left. Look for sign.

FEATURES

APPLIANCES	EXTERIOR FEATURES	INTERIOR EXTRAS	SHOWING INSTRUCTIONS
Dishwasher	Covered Deck	Pantry	Call Listing Agent
Dryer Connection-Electric	Covered Porch/Patio	Recessed Lighting	Lock Box
Microwave	Gutters/Downspouts	Smoke Alarm(s)	Sign
Range-Electric	Landscaping	Solid Surface Counter Top	Vacant
Refrigerator	Horses Permitted	Split Bedroom Plan	Text Agent for Appt
Washer Connection	FENCE	Vaulted Ceilings	TERMS

FEATURES

Water-Heater Electric	Barbed Wire	Walk In Closet(s)	Cash
CONSTRUCTION	Pipe	Whirlpool Tub	Conventional
Modular	Perimeter	LAND TYPE	FHA
COOLING	Completely Fenced	Cleared Land	VA
Central	FOUNDATION	ROAD FRONTAGE	VIEW
DOCUMENTS AVAILABLE	Pier/Beam	County Road	Hill Country
Aerial Photos	FLOOR	Paved	STYLE
Legal Description	Laminate	ROOF	Traditional
Septic Certificate	HEAT	Composition	SHORT TERM RENTAL ALLOWED
Survey	Central	ROOM	UNKNOWN
ENERGY EFFICIENCY	Electric	Family Room	
Ceiling Fan		Kitchen	
EXTERIOR		Laundry	
Hardi-Panel		Living Room	
		Utility Room Inside	
		Main Level Master Bdrm	

FINANCIAL

Tax ID	005942	Taxes per \$100 Valuation	1.08
Ag Exempt. (Y/N)	No	HOA Mandatory (Y/N)	
HOA Fee		HOA Frequency	
Prop Own. Fee Mand. (Y/N)		Property Owners Fee	
Prop Own. Fee Frequency		Financing Terms Comments	

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Cash Concession	Buyer Agent 1
Buyer Office 1	

PUBLIC REMARKS

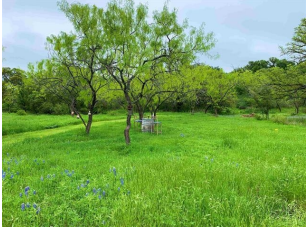
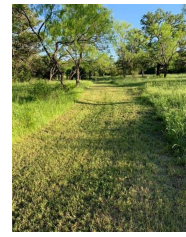
Public Remarks Come enjoy the quiet tranquility of nature, while only being a couple of miles outside of town! Perched just outside the beautiful river town of Llano sits this quaint home on 5+/- gorgeous acres. Featuring 2 bedrooms & 2 baths w/split bedroom plan, new roof, septic AND city water, expansive outdoor covered porch area & so much more! Go down to the seasonal creek, enjoy hearing the water trickle & birds chirping, while picnicking in this beautiful Hill Country setting by day or sitting around the firepit gazing at the endless array of Hill Country stars at night! Whichever your preference, this property covers them all. This one is a must see!

CONF. AGENT REMARKS

Conf. Agent Remarks Call or text agent for appt to show.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.