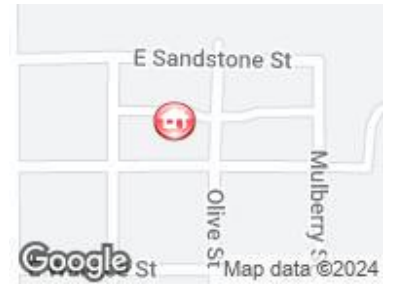


ALL FIELDS DETAIL



MLS #	168085	#Beds	2
Asking Price	\$299,900	#Baths	1
Address	1209 E Luce Street	# of Half Baths	0
Address 2		Water	City
City	Llano	Sewer	City
State	TX	GolfCr/Lot	No
Zip	78643	HCSqFt	1,160
Area	City of Llano	PrcSqft	\$258.53
Status	Active	WaterFrnt	No
Cumulative DOM	0	Water Front Type	
Class	RESIDENTIAL	Waterfront Footage	
Type	Single Family /Site Built	# of Stories	1 Story
Approx. Lot Dimensions	334.51x140.12		
Approx. # of Acres	0.31		



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	3/27/2024
Expiration Date	9/27/2024	Agent	Tambra Lynch - Cell: 8309927803
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%
NonMem Sub Agency Comm		Intermediary (Y/N)	Yes
Exclusive Agency (Y/N)	No	Possession	
Owner's Complete Name (First & Last)	John Jr & Wendi Dodgen	Owner Phone	
Occupied (Y/N)	No	Subdivision	None
School District	Llano	Approx. Year Built	1960
SQFT Source	County	Single Level Living (Y/N)	Yes
Lot Size Source		Approx. Lot SQFT	13,620
Zoning		Flood Zone (Y/N/UK)	No
Restrictions (Y/N/UK)	Yes	Legal	Barlers Addn Blk 12 Lts 7 & 8
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	3/27/2024	Status Date	3/27/2024
HotSheet Date	3/27/2024	Price Date	3/27/2024
Input Date	3/27/2024 2:25 PM	Associated Document Count	0
Original Price	\$299,900	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	17
Sold Price Per SQFT		Additional Comments Relating to Sale	
Input Date	3/27/2024 2:25 PM	Update Date	3/27/2024 2:25 PM

DIRECTIONS

Directions From the courthouse, go south 2 blocks to Luce, take a left. Go approx .8 miles, property will be on the left corner.

FEATURES

APPLIANCES	EXTERIOR FEATURES	INTERIOR EXTRAS	SHOWING INSTRUCTIONS
Dryer Connection-Electric	Court Yard Areas	Breakfast Bar	ShowingTime
Range-Electric	Covered Porch/Patio	Recessed Lighting	Call Listing Agent
Washer Connection	Gutters/Downspouts	Split Bedroom Plan	Sign
Water-Heater Gas	Landscaping	No Steps to Entry	Vacant
CONSTRUCTION	Open Patio	ROAD FRONTAGE	Combination Lockbox
Concrete Block	Storage Building	Paved	Text Agent for Appt

FEATURES

COOLING Central	Workshop	ROOF Metal	TERMS Cash
DOCUMENTS AVAILABLE Legal Description Survey	FENCE Chain Link Wood	ROOM Dining Room Kitchen Laundry Living Room Storage Room Utility Room Outside Main Level Master Bdrm	Conventional FHA
ENERGY EFFICIENCY Ceiling Fan	FOUNDATION Slab		VIEW Hill Country
EXTERIOR Concrete Block Hardi-Panel	FLOOR Vinyl		STYLE Cottage Traditional
	GARAGE-CARPORT 2 Car Detached Garage		SHORT TERM RENTAL ALLOWED UNKNOWN
	HEAT Central Electric		

FINANCIAL

Tax ID	034925	Taxes per \$100 Valuation	1.58
Ag Exempt. (Y/N)		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			

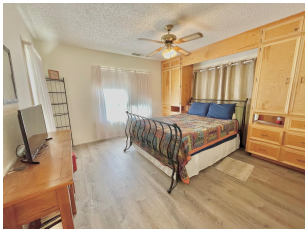
PUBLIC REMARKS

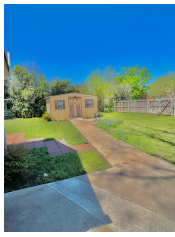
Public Remarks Adorable home nestled on a huge corner lot in Llano, just one block from the beautiful Llano River! This roomy 2/1 features new interior paint, new flooring, newly remodeled bathroom, new duct work, plumbing & wiring throughout! Quiet neighborhood & a quaint backyard to enjoy all the starry hill country evenings! Lots of mature trees, a double carport & extra storage building/workshop out back! Loads of great character & 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.