

\$675,000 - 601 Cr 312, Llano

MLS® #157328

\$675,000

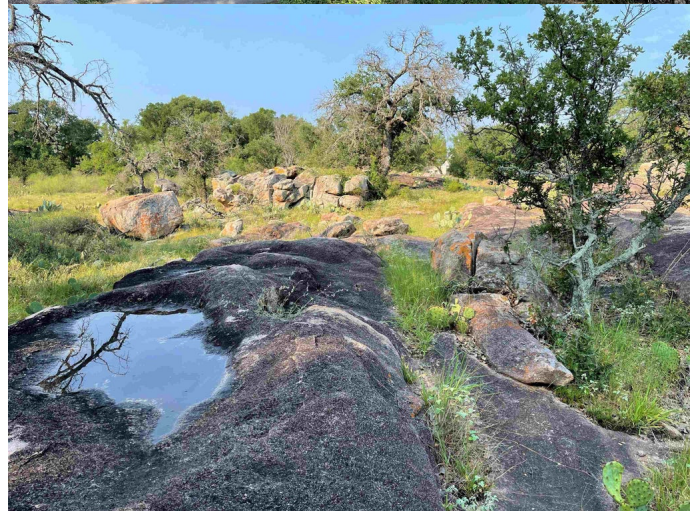
3 Bedroom, 3.00 Bathroom, 3,810 sqft
Residential on 12.50 Acres

None, Llano, TX

This ag-exempt 12.5 acre property features a wet-weather creek, many very large oak and pecan trees, a 2/2 home and a 1/1 guest house, pond, barn, and a swimming pool. Located just a few minutes from Llano, this acreage and home have all the amenities that one could desire in a Hill Country property. The land features a large open pasture that could be used for livestock or horses, yet also includes some gorgeous granite outcroppings and a lovely portion of Oatman creek. The creek is lined with willow, elm, pecan, and oaks, and has some pools of water for much of the year. The modern-style home has tons of room, with many windows providing good light and verdant views. A very nice guest house adds even more room for friends and family, while the swimming pool with it's rock fountain provides a relaxing respite from the Texas summer heat. There are two separate site-built outbuildings, one of which provides storage for lawn equipment, and the other is a large workshop/barn with plenty of room for tractors and trailers. Full Disclosure: the property is located in the flood zone, although the house has never had water in it- even in the big Llano flood of 2018. Because the home needs some updating and because of it's location in the flood plain, this property is priced to sell.

Built in 1970

Essential Information



MLS® #	157328
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,810
Acres	12.50
Year Built	1970
Type	Residential
Sub-Type	Single Family/Site Built
Style	Contemporary
Status	Active

Community Information

Address	601 Cr 312
Area	Llano County SE
Subdivision	None
City	Llano
County	Llano
State	TX
Zip Code	78643

Amenities

Garages	2 Car Carport
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior Features	Walk In Closet(s)
Heating	Central
Cooling	Central
Fireplace	Yes
# of Fireplaces	2
Stories	1 Story

Exterior

Exterior	Hardi-Panel, Brick
Exterior Features	Storage Building, Workshop, Separate Guest House, Stock Tank, Waterfall, Wood Deck, Automatic Gate

Roof	Metal
Construction	Wood
Foundation	Slab

School Information

District	Llano
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Additional Information

Date Listed	July 27th, 2021
Days on Market	45

Listing Details

Listing Agent	Richard Houston
Listing Office	Landmasters Hill Country

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