

407 Windmill Rd, Burnet, Texas 78611

Listing ID: **9076970** LP: **\$1,350,000**

Recent Change: **04/24/2022** : ->A

NEW



Address: [407 Windmill Rd](#) **Std Status:** A/RESI
City: Burnet, Texas 78611 **List Price:** \$1,350,000
County: Burnet **MLS Area:** BU
PID: [0317100000002000](#) **Tax Lot:** 2
Subdivision: Bent Tree **Tax Blk:**
Legal Desc: S3171 BENT TREE LOT 2 6.75; LOT 1 PT of *** 4.65
Type: Single Family Resi/Fee-Simple
ISD: [Burnet ISD](#) **Elem:** [Burnet](#)
Mid or JS: [Burnet \(Burnet ISD\)](#) **High:** [Burnet](#)
Primary Bed on Main: Yes # **Living:** 2 **# Dining:** 1
Beds: Total:3 (Main:3 Other:)
Living SqFt: 2,586/Public Records **Baths:** Total: 3 (F:3/H:0)
Yr Blt: 2010/Public Records/Resale **\$/SqFt:** \$522.04
Acres: 11.400 **Levels:** 1
Lot Sz Dim: **Lnd SqFt:** 496,584
Pool Priv: Yes/In Ground
Addl Parc: Yes/Lot 1 4.65 acres

General Information

Garage: 0 / Tot Prk: 5 / Circular Driveway, Detached Carport
Roof: Composition **Dir Faces:** West
Construction: Siding-Wood **ETJ:** No
WaterFront: No/None
Access Feat: None
Horses: Yes/Pasture
Foundation: Slab
Restrictions: Deed Restrictions
Security Feat: None
Property Cond: Resale **Bldr Nm:**

Interior Information

Laundry Loc: Laundry Room
Fireplaces: 1/Living Room
Appliances: Dishwasher, Disposal
Interior Feat: Breakfast Bar, Counter-Granite, Dryer-Electric Hookup, Kitchen Island, Open Floorplan, Primary Bedroom on Main, Washer Hookup
Flooring: Wood
Window Feat: None
Guest Accom: Guest House
Guest Beds: 1 **Guest Baths:** 1/0

Rooms Information

Room	Level	Features
Primary Bedroom	Main	Ceiling Fan(s), Primary Bedroom Sitting/Study Room, Walk-In Closet(s)
Primary Bathroom	Main	Counter-Quartz, Dual Vanity, Walk-In Closet(s), Walk-in Shower
Kitchen	Main	Breakfast Bar, Center Island, Counter-Granite, Dining Area

Exterior Information

View: Hill Country **Fencing:** Fenced
Exterior Feat: Private Entrance
Patio/Prch Feat: Patio, Porch, Terrace
Community Feat: None
Lot Feat: Agricultural, Gentle Sloping, Trees-Moderate
Other Structure: Barn(s), Guest House, Outbuilding, Storage

Additional Information

List Agrmnt: ACTRIS/Exclusive Right To Sell
Spl List Cond: None
Disclosures: Seller Disclosure
Docs Avail: Aerial Photos, See Remarks
FEMA Flood: No

Utility Information

Heating: Central **Sewer:** Septic Tank **GCD:** Yes
Cooling: Central Air **Water Src:** Shared Well
Utilities: Electricity Connected, Sewer Connected, Water Connected
Green Energy Efficient: None
Green Sustainabilitiy: None

Financial Information

HOA YN: No
Estimated Tax: \$4,974 **Tax Annl Amt:** **Tax Year:** 2021
Tax Exempt: Agricultural, Homestead **Tax Assess Val:** \$317,542 **Tax Rate:** 1.5663
Special Assess: **Possession:** Close Of Escrow, Funding
Buyer Incentive: None
Accept Finance: Cash, Conventional

Showing Information

Occupant Type:	Owner	Owner Name:	Bryan T and Dora R West
Showing Reqs:	Appointment Only		
Showing Instr:	Call/text LA for appointment		
Lockbox Loc:	Front Door	Lockbox Type:	Combo
Lockbox SN#:	combo	Access Code:	
Contact Name:	Jenna Moore	Contact Phone:	512-695-1799
Contact Type:	Agent	Show Service Ph:	
Directions:	From Burnet head north on Hwy 281. Go approximately 4 miles and turn right onto CR 112; bear right onto Windmill Rd for about .5 miles. Property is on the left - look for sign.		

Remarks

Private Remarks: Fantastic ranchette that gives you best of both worlds - charming town and country living. This property features a three bedroom and three bath home with large front porch, great outside entertainment, and inground pool with a cabana. The master bedroom has a huge private sitting area that can be used as a separate sleeping space. The kitchen has plenty of room with it's separate dining space. Additional improvements include a barndominium style guest house, workshop, horse barn, outside storage units, and plenty more. This is the perfect family homestead that will provide for the country life, yest is close to city amenities. Ag Exempt and Shared Water Well- see docs.

Public Remarks: Fantastic ranchette that gives you best of both worlds - charming town and country living. This property features a three bedroom and three bath home with large front porch, great outside entertainment, and inground pool with a cabana. The master bedroom has a huge private sitting area that can be used as a separate sleeping space. The kitchen has plenty of room with it's separate dining space. Additional improvements include a barndominium style guest house, workshop, horse barn, outside storage units, and plenty more. This is the perfect family homestead that will provide for the country life, yest is close to city amenities. Ag Exempt and Shared Water Well- see docs.

Agent/Office Information

List Agent:	650086/Jenna Moore	LA Phone:	(512) 695-1799	LA Fax:	(830) 833-2191
List Office:	700379/Topper Real Estate	LO Phone:	(830) 833-5511	Sub Ag:	0.00% / Buy Ag: 3.00%
DR Name:	Tommy Fry	LO Phone:	(830) 833-5511	LO Fax:	(830) 833-2191
LO Address:	807 N. Main St Blanco, Texas 78606				
LA Email:	jennaselstexas@gmail.com		Bonus:		List Date: 04/24/2022
Own Name:	Bryan T and Dora R West		Occupant:	Owner	Exp Date: 03/31/2023
CDOM	0	ADOM:	0		OLP: \$1,350,000
Intrmdry:	Yes	VarComm:	No		
List Det URL:	https://www.topperrealestate.net				TCD:
VT Branded:	https://www.seetheproperty.com/410623				Int List Display: Yes
VT Unbranded:	https://www.seetheproperty.com/u/410623				
Listing Will Appear On:	AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com				

Owner Information

Owner Name:	West Bryan T	Owner Name 2:	West Dora R
Mailing Address:	407 Windmill	Mailing Address City & State:	Burnet Tx
Mailing Zip:	78611	Mailing Address ZIP + 4 Code:	4809
Owner Occupied:	Yes	Carrier Route:	R001

Location Information

School District:	Burnet Cons ISD	School District Name:	Burnet Cons ISD
Subdivision:	Bent Tree	Census Tract:	960302
Zip Code:	78611	Property Zip4:	4809
Carrier Route:	R001	New Map:	BU

Estimated Value

Value As Of: **04/18/2022**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

APN:	101413	Alt. APN:	0317100000002000
Parcel ID:	000000101413	Tax Area:	GBU
Tax Appraisal District:	GBU	Lot #:	2
Local Tax Rate Total:	1.5663		
Legal Description:	S3171 BENT TREE LOT 2 6.75		

Assessment & Taxes

Assessment Year	2021	2020	2019
Assessed Value - Total	\$317,542	\$287,519	\$287,519
YOY Assessed Change (\$)	\$30,023	\$	

YOY Assessed Change (%)	10%	0%	
Market Value - Total	\$375,722	\$342,809	\$342,809
Market Value - Land	\$65,475	\$65,475	\$65,475
Market Value - Improved	\$310,247	\$277,334	\$277,334
Tax Year	2021	2020	2019
Total Tax	\$4,973.66	\$4,721.92	\$4,836.64
Change (\$)	\$252	-\$115	
Change (%)	5%	-2%	

Characteristics

State Use:	Farm-Rnch-Imps Residence	Universal Land Use:	Farms
Lot Area:	294,030.000	Lots Acres:	6.750
Building Type:	Residential	Number of Buildings:	2
Building Sq Ft:	2,586	Year Built:	2010
Number of Porches:	2	First Floor Sq Ft:	1,706
Primary Porch Sq Ft:	138	Porch:	Porch
Patio/Deck Type:	Patio	Number of Patios:	2.000
Secondary Patio Sq Ft:	140.000	Primary Patio/Deck Sq Ft:	675.000
Parking Size Sq Ft:	0	Parking Type:	Garage
		Garage Sq Ft:	700

Building 1 of 2

Building Characteristics

Year Built:	2010	Building Square Feet:	1,986
Porch:	Porch	Patio/Deck Type:	Patio
Parking Type:	Garage	Parking Type Code:	TYPE UNKNOWN
Parking Size Sq Ft:	700		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
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Building 2 of 2

Building Characteristics

Building Square Feet:	600
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Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
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