

# \$1,375,000 - 80 County Road 208, Florence

MLS® #3809520

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## \$1,375,000

3 Bedroom, 2.00 Bathroom, 2,750 sqft  
Farms and Ranches on 15.00 Acres

F001D30F - FLORENCE / BURNET ISD RURAL, Florence, TX

WEDDING VENUE opportunity! Panoramic views across the river valley all the way to Bertram! Easy access to 183. 15-acre lot with a beautiful custom single story home built by Bradley Cockrum and is strategically in the middle of the lot so you have wonderful privacy on all 4 sides. Hunters dream with lots of deer, turkey, and dove. Multiple shade trees (live oaks, Spanish oak, and elm). New roof installed in 2021, along with trim/paint/stain on the exterior. 2400 sqft workshop with electricity & water at all 4 corners and is plumbed for a sink. The southern cool winds blow right through the open doors during the summer. Cattle are allowed. Septic and propane tank are buried on the right side of the house so plenty of room for a pool in the backyard. Both deer blinds convey. Storm Shelter/Safe room built in by secondary bedroom. Secondary craft shed that heated and cooled with views out the window of the established garden. Back patio is perfect for entertaining, grilling, and relaxing with your favorite beverage. The pond is available for livestock, wildlife and to stock with fish if desired!



Built in 2008

## Essential Information

ListingFeed	abor_vow
MLS® #	3809520
List Price	\$1,375,000

Sale Price	\$1,300,000
Sale Date	July 13th, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,750
Acres	15.00
Year Built	2008
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	80 County Road 208
Subdivision	F001D30F - FLORENCE / BURNET ISD RURAL
City	Florence
County	Williamson
State	TX
Zip Code	76527

### **Amenities**

Utilities	Cable Available, Electricity Connected, Propane, Other, Sewer Connected, Water Connected
Features	None
Parking	Door-Multi, Driveway, Electric Gate, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Hills, Panoramic, Rural, Trees/Woods
Waterfront	None

### **Interior**

Interior	Tile
Appliances	Built-In Electric Oven, Dishwasher, Disposal, Microwave, Propane Cooktop, Plumbed For Ice Maker, Stainless Steel Appliance(s), Water Softener, Vented Exhaust Fan
Heating	Central, Electric, Fireplace(s), Propane
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1

Fireplaces Family Room, Gas Log, Propane

# of Stories 1

Stories One

### **Exterior**

Exterior Features Barbecue, Exterior Steps, Lighting, Private Yard, Rain Gutters

Lot Description Agricultural, Drip Irrigation/Bubblers, Garden, Landscaped, Native Plants, Many Trees, See Remarks, Trees Medium Size, Views

Windows Double Pane Windows, Plantation Shutters

Roof Shingle

Construction Attic/Crawl Hatchway(s) Insulated, Frame, Stone, Stucco

Foundation Slab

### **School Information**

District Florence ISD

Elementary Florence

Middle Florence

High Florence