

\$1,250,000 - 444 Flying B Ranch Road, Bertram

MLS® #3912397

\$1,250,000

4 Bedroom, 4.00 Bathroom, 3,366 sqft
Residential on 10.00 Acres

Benjamin F McKinney Surv #3 Ab, Bertram, TX

Looking for LOW TAXES, Ag exempt property and low restrictions? This beautiful one story modern farmhouse could be a dream come true! This property features 10 acres of ag exempt, tree covered land and an incredible modern farmhouse. The home is perfectly situated to maintain privacy and maximize usage of the acreage. This home includes 4 bedrooms and 4.5 baths. All bedrooms have direct access to bathrooms. One jack n jill bathroom and two en-suite and there are garden tubs in two of them. Flooring includes wide plank maple wood in all main living areas and the primary bedroom, tile in wet areas and carpet in secondary bedrooms. The home will include designer tile and thoughtfully chosen fixtures throughout. Features include a Gas cooktop, tankless water heaters and fireplace, a walk-in pantry with space for a second refrigerator, water softener loop, game-room, 3 car garage with dedicated storage area and more! There is a dedicated office and from the open living area a 15' sliding glass door leading to huge covered back porch and looking out into the countryside. The back porch will feature plenty of room for entertaining, wired for a TV and includes plumbing and gas hookups for an outdoor kitchen. Enjoy relaxing evenings appreciating sweeping views of the Texas Hill Country on a private oak filled 10 acre lot! Beyond the backyard is the perfect level location for a future shop! Less than an hour from downtown Austin, 1/2 hour or less to 3 HEB's



and any other modern convenience in a country setting. Again Low Taxes! No water bills. 20GPM well 490 ft. deep. Just bring the margaritas bc this place is loaded! Expected completion date late January

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	3912397
List Price	\$1,250,000
Sale Price	\$1,212,500
Sale Date	March 17th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,366
Acres	10.00
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	444 Flying B Ranch Road
Subdivision	Benjamin F McKinney Surv #3 Ab
City	Bertram
County	Burnet
State	TX
Zip Code	78605

Amenities

Utilities	Water Connected, Propane
Features	None
Parking	Garage, Attached, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener

View City, Hills, Trees/Woods

Waterfront None

Interior

Interior Tile, Carpet, Wood

Appliances Gas Cooktop, Gas Water Heater, Dishwasher, Disposal, Plumbed For Ice Maker, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater

Heating Central

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room

of Stories 1

Stories One

Exterior

Exterior Features In-Wall Pest Control System, Exterior Steps, Gas Grill, Lighting

Lot Description Many Trees, Sloped Down, Trees Medium Size

Windows Aluminum Frames

Roof Asphalt

Construction Masonry, Stone Veneer, Stucco

Foundation Slab

School Information

District Burnet ISD

Elementary Bertram

Middle Burnet (Burnet ISD)

High Burnet