

# \$1,450,000 - 5410 County Road 254, Bertram

MLS® #7060478

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## \$1,450,000

3 Bedroom, 3.00 Bathroom, 3,210 sqft  
Residential on 33.16 Acres

none, Bertram, TX

### NEW PRICE DUE TO ACREAGE

REDUCTION! Looking for privacy and land, but still want to be within 10 miles of a grocery store? This property offers the best of both worlds! Don't miss seeing this 33.16 acre property with amazing views from the front porch and wooded views from the back porch of the Modern Farmhouse built in 2020. This 3,210 sq ft custom built home, has 3

bedrooms, 3 full baths with an open floor plan, vaulted ceilings, and a wood-burning fireplace. Beautiful open concept kitchen features a farmhouse sink, double oven, gas range, sonic ice maker, custom vent hood, pot filler, custom cabinets with easy close hinges, and a large center island. Expansive primary bedroom has 10 ft. ceilings, a sitting area, and double doors leading out to a spacious front porch off the master. Barn door leads into the primary bathroom that has a large walk-in zero gravity shower, free-standing tub, and double vanities. The Mud Room with plenty of storage and an office desk area is right off the back porch-ideal for country living! Laundry room is off of the mud room and leads into the master closet. Home has many extras: Spray foam insulation throughout, triple pane windows, water filtration system, water softener, ADA accessible doors, 2 separate A/C units, tankless gas hot water heater, 10ft ceilings in bedrooms and baths, 8ft doors throughout the house, shiplap walls in many areas of the house, large walk-in zero gravity showers in all bathrooms, LED lighting throughout the house,



Hardwood floors in all dry areas, and much more! Outdoor kitchen features a griddle, gas grill, refrigerator, and a gas fireplace. Detached 4 car garage with storage room/workshop that has covered breezeway to the house. Has a chicken coop, garden shed, well, electric, and septic on the property. The property is 3 sides high fenced, including some pasture and wooded areas. Currently AG exempt. Do not let this one get away! Schedule an appointment today!!

Built in 2020

### Essential Information

ListingFeed	abor_vow
MLS® #	7060478
List Price	\$1,450,000
Sale Price	\$1,425,000
Sale Date	August 23rd, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,210
Acres	33.16
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	5410 County Road 254
Subdivision	none
City	Bertram
County	Burnet
State	TX
Zip Code	78605

### Amenities

Utilities Above Ground Utilities, Electricity Connected, Propane, Other, Water

	Available
Features	None
Parking	Detached, Garage Faces Front, Garage, Oversized, Workshop in Garage
# of Garages	4
Garages	Garage Door Opener
View	Hills, Pasture, Trees/Woods
Waterfront	Pond, See Remarks

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Oven, Convection Oven, Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Ice Maker, Microwave, Water Softener Owned, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Fireplace(s), Propane
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Insert, Family Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Garden, Gas Grill, Rain Gutters
Lot Description	Agricultural, Farm, Many Trees, Views
Windows	Double Pane Windows, Vinyl
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

### **School Information**

District	Burnet ISD
Elementary	Bertram
Middle	Burnet (Burnet ISD)
High	Burnet