

\$1,100,000 - 3616 N Fm 1174, Bertram

MLS® #9209991

\$1,100,000

2 Bedroom, 3.00 Bathroom, 1,770 sqft
Farms and Ranches on 32.46 Acres

CORBIN W P, Bertram, TX

AMAZING IMMACULATELY MAINTAINED PROPERTY! PRIVACY & SOLITUDE AND ROOM TO ROAM*Original owner* Home sits on high spot in middle of acreage with great distant & relaxing views (see no other homes)*Property has 2-50 ft easements on both sides of property line...only shared fence is the back fence*Crossed fenced with fence around the home--great for livestock*Custom built, 100% stone, metal roof, 2-58x12 covered porches--front & back, 50x30 Metal Workshop with 4 roll up doors & 110/220 electrical + water & 12 ft ceilings, 64x40 Pole Barn, RV, Boat, Equipment storage with 14' clearance*Large kitchen with abundant counter & cabinet space, ideal pantry, breakfast bar*Spacious Master suite with big bathroom--W-I his/her closets & shower, jetted tub*Water troughs to front & back pastures*3 ft deep water lines & no-freeze faucets*250 gallon propane tank*6 C Fans*Longhorn cattle can convey (1 bull,7 total) plus some or all mineral rights*This is a prime ranch property with all of expected ambience to go with it*Only a 45 minute drive to Austin



Built in 1998

Essential Information

ListingFeed	abor_vow
MLS® #	9209991
List Price	\$1,100,000

Sale Price	\$1,080,000
Sale Date	September 30th, 2021
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,770
Acres	32.46
Year Built	1998
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3616 N Fm 1174
Subdivision	CORBIN W P
City	Bertram
County	Burnet
State	TX
Zip Code	78605

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected
Features	None
Parking	Attached Carport, Boat, Covered, Electric Gate, Gravel, Gated, RV Carport, RV Access/Parking
View	Hills, Panoramic, Pond, Pasture, Trees/Woods
Waterfront	Pond

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Exhaust Fan, Free-Standing Gas Oven, Free-Standing Gas Range, Disposal, Gas Oven, Gas Water Heater, Microwave, Propane Cooktop, Vented Exhaust Fan
Heating	Fireplace(s), Propane
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Family Room, Wood Burning

# of Stories	1
Stories	One

Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Agricultural, Back Yard, Cleared, Front Yard, Gentle Sloping, Interior Lot, Landscaped, Level, Moderate Trees, Native Plants, Private, Rolling Slope, See Remarks, Trees Large Size, Trees Medium Size, Views
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Windows	Double Pane Windows, Drapes, Screens, Window Coverings, Window Treatments
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Roof	Metal
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Construction	Masonry, Stone Veneer
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Foundation	Slab
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School Information

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