



ML#: 1901599 Area: LS Status: A/LOT
 Address: 16494 Flintrock RD List Price: \$399,900
 City: Austin , TX , 78738 County: Travis
 PID: 01278001090000
 Subdiv: Bluffs Flintrock
 Map: 164 C7
 Legal: LOT 6 BLUFFS OF FLINTROCK SUBD
 ISD: Lake Travis ISD
 Elem A: Lakeway Elem B: N/A
 Mid/Int: Hudson Bend Jr HS: N/A
 9/HS: N/A Sr HS: Lake Travis
 Type: Single Lot ETJ: Yes
 Acres: 2.112 Land SQ: Lot Size:
 \$/Acre: \$189,346.59 FEMA: Unknown
 Lot Desc: Cul-De-Sac, Irregular

Recent Change: 09/08/2015 : NEW

General Information

| | | |
|---|---|---------------|
| Topography: | Creek: | Easements: |
| Soil: | Endgrd: Yes | Mineral: None |
| Home Allow: Approval Required, Site Built | View: Golf Course, Greenbelt, Hill Country, Panoramic | Garages: |
| Bldr Restrict: No Zoned: Yes | Barns: | Sheds: |
| Arch Appr: Yes Commercial: No | Corrals: | Bk Shuttle: |
| Livestock: No Gated: | Blk Mtr/LR: | |
| Horses: No Surface Wtr: No | Str Srfce: Blacktop, Paved | |
| Waterfront: No | Wtr Access: | |
| Trees: Heavy, Large (Over 40 Ft), Medium (20 Ft Fence: - 40 Ft) | | |

Additional Information

Sale Restrict: None Fore/REO: No
 Req'd Doc: None
 Docs Avail: Building Plans, Deed Restrictions, Survey, Topography Map
 Buildings: Prop Restrict: Yes /Deed Restrictions

Utilities

Water: Water District Sewer: Septic Needed
 Utilities: Electricity Available, Phone Available

Financial Information

Est Tax: \$5,409 Tax Year: 2014 Actl Tax: \$5,409 Tax Rate: 2.3177
 Exempt: None Pref Ttl Co: Possess:
 Financing: Cash, Conventional

Showing Information

Show: [Schedule A Showing](#) Showing Ph: 5123001705 Sign: Yes
 Directions: From 620, Take Lohman's Spur to Flintrock Rd, Rt on Flintrock Rd, rt on Flint Rock Rd...You'll see a grouping of mailboxes with the address. Black top road, Lot will have a sign.
 Ag Remarks: BRING YOUR OWN BUILDER...2.11 acres with incredible panoramic views of TX Hill Country, overlook portion of Flintrock Falls. Very beautiful, private and unobstructed. Plenty of room for home, pool, your imagination is your only limitation. Home drawings are available for visual of possibility. Topo avail. Trees marked. Unusual piece of land so close to all Lakeway and area has to offer.

Office Information

| | | |
|---|---------------------------|------------------------|
| List Agent: 489168/Sandy Hoffman | Agent Ph: (512) 300-1705 | Ag Fax: (512) 608-0663 |
| List Office: 2497/Keller Williams - Lake Travis | Office Ph: (512) 263-9090 | Sub Ag: 0.0% |
| List Ag 2: | LA 2 Ph: | Buyer Ag: 3.0% |
| Own Name: Julie Christ-Gurley | Own Ph: | Bonus: |
| Agent Email: sandyhoffman@austin.rr.com | Oth Ph: | List Date: 09/08/2015 |
| Intrmdry: Yes VarComm: Yes | ADOM: 2 | Exp Date: 02/07/2016 |
| | CDOM: 2 | OLP: \$399,900 |

| MLS # | Address | Type | Price | Chg Type | Effective Chg Info | Chg Date | DOM | CDOM |
|-------------------------|--------------------|------|-----------|----------|----------------------|----------|-----|------|
| 1901599 | 16494 Flintrock RD | LOT | \$399,900 | New | 09/08/15->A | 09/08/15 | 0 | 0 |
| 4173346 | 6 Flintrock RD | LOT | \$200,000 | Sold | 04/16/05 (\$200,000) | 04/16/05 | 86 | 86 |
| 4173346 | 6 Flintrock RD | LOT | \$259,000 | Pending | 03/22/05 A->P | 03/22/05 | 86 | 86 |
| 4173346 | 6 Flintrock RD | LOT | \$259,000 | New | 12/26/04 I->A | 12/26/04 | 0 | 0 |