

MLS#: R114403A (Active) List Price: \$755,000 (53 Hits)

735 N Saddle Mountain Rd Leakey, TX 78873



Other Active Status:
Bedrooms: 4
Full Baths: 2
Half Bath: 1
Apx Year Built: 2014
Apx Total SqFt: 2,760
Price Per SQFT: \$273.55
Source SqFt: RCAD
Master Bedrm on Main: No
Style: Hill Country
Stories: Two

Area: 88-Real County
City Limits: No
County: Real
Subdivision: Saddle Mntn Est (REAL)
ETJ: No
Elementary School-Buyer to Verify: Leakey
Duplicate Listing: No
Duplicate Listing #:

Lot Size: 245'x522' **Apx Acreage:** 2.80 **Zoning/District:** None
Lot: W8 **Block:** **Appraisal District #:** 17269 **Manufctrd Hsg Permitted:** Yes
HOA: No **HOA Mandatory:** **HOA Term:** **HOA Amount \$:** \$0.00 **Legal Owner Name:** Salazar, Jesus & Lauren
Taxes without Exemptions: \$3,981.00 **Tax Source:** RCAD
Legal Description: Lot W8 Saddle Mountain Estates
Guest House: No

	Level	Dimensions		Level	Dimensions
Living Rm			Master Bedroom		
Dining Rm			Bedroom 2		
Kitchen			Bedroom 3		
Great Rm			Bedroom 4		
Utility/Laundry			Den		
			Office		
			Workshop		

Buyer Agency Fee: 3% **Buyer Agency Non-MLS Fee:** 3% **Listing Conditions:** Not Applicable
Variable Rate: No **Agreement Type:** Exclusive Right to Sell (Form 1101) **Broker License:** 612780 **Title Company:** Texas Title Network
Possession: At Closing, Funding **Showing Instructions:** Appointment Only, Call Listing Agent **Vacant:** No **Lockbox:** Yes

Construction/Exterior: Rock, Stucco
Roof: Metal
Attic: Pull-Down Stairs
Foundation: Slab
Garage/Carport: 2 Car Carport, 2 Car Garage, Garage & Carport
Floors: Wood
Heat: Central, Electric
Air Conditioning: Central, Electric
Water: Central
Sewer: None
Water Heater: Electric
Other Utilities: Electricity Connected, Garbage Service-Private, Phone Available, Other
Gas Supplier:
Sewer Supplier: septic
Electric Supplier: BEC
Garbage Supplier: RBWM
Water Supplier: Oakmont/SM

Rooms/Buildings: Kitchen Bar, Large Master Bedroom, Office
Laundry: Main Level, Room
Appliances: Cooktop - Gas, Refrigerator, Other-See Remarks
Interior Features: High Ceilings, Stairs/Steps, Walk-in Closet(s)
Fireplace: In Bedroom, Stove Insert
Exterior Features: Deck/Patio, Fenced Yard, Pool, Stairs/Steps
Water Features/Location: None
Topo/Land Desc: Exceptional View, Gentle Rolling, Partially Wooded
Access: County Road
Road Surface: Asphalt
Docs on File: Deed Restrictions
For Sale: Sale
Will Sell: Cash, Conventional, FHA, VA Loan, USDA Loan

Remarks: Lovely Hill Country home with a modern farmhouse design built in 2014 on a sprawling 2.8 acres. Encompassing 2760 sq.ft. of living space with hardwood floors throughout. The interior features an open kitchen/dining area with concrete countertops, a center island, a bar with additional seating, and stainless-steel appliances, including a gas range and under-counter beverage cooler. The primary suite blends comfort and luxury with a seating area, fireplace, walk-in closet, and French doors that lead to a private balcony from where you can enjoy the stunning views of the surrounding hills and the pool below. The primary bathroom is thoughtfully designed with dual vanities and a walk-in shower featuring dual shower heads and a glass enclosure. The study is adjacent to the primary suite, and the additional three bedrooms offer plenty of living space. Step outside to discover a large, covered deck, perfect for entertaining while surrounded by breathtaking views. The fenced backyard features a custom pool along with ample space for activities. The gated entrance and wooded estate provide ample privacy. RV hook-up, 2-car attached carport, 2-car attached garage, circle drive.

Agent Remarks: Owner occupied and shown by appointment.
Directions: From Leakey, turn by Stripes Convenience store onto FM 1120. Head south approximately 5 miles to Saddle Mountain Rd on your left. Head 7/10 mile and the home is on your left. Gated entrance. Shown by appointment only.

List Date: 3/11/2024 **Days On Market:** 17
Withdrawn Remarks:
Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No
Lease Length: **Lease Amount:**