

23307 Windy Valley Rd, Leander, Texas 78641

Listing ID: **5445265** LP: **\$899,999**

Recent Change: **05/27/2022** : ->A



Address: [23307 Windy Valley Rd](#) **Std Status:** A/RESI
City: Leander, Texas 78641 **List Price:** \$899,999
County: Travis **MLS Area:** LN
PID: [05177708450000](#) **Tax Lot:** 39
Subdivision: Sandy Creek Ranches **Tax Blk:**
Legal Desc: LOT 39 (1.65 AC) SANDY CREEK RANCHES PHS 2 SEC 2
Type: Single Family Resi/Fee-Simple
ISD: [Leander ISD](#) **Elem:** [Bagdad](#)
Mid or JS: [Leander Middle](#) **High:** [Leander High](#)
Primary Bed on Main: Yes # **Living:** 1 **# Dining:** 1
Beds: Total: 3 (Main: 3 Other: 0) **Baths:** Total: 2 (F: 2/H: 0)
Living SqFt: 2,304/Public Records **\$/SqFt:** \$390.62
Yr Blt: 1980/Public Records/Resale
Acres: 1.650 **Levels:** 1
Lot Sz Dim: **Lnd SqFt:** 71,874
Spa Feat: None
Pool Priv: No/None

General Information

Garage: 0 / Tot Prk: 3 / Outside
Roof: Composition
Construction: Frame, Masonry-Partial, Siding-Vertical, Stone
WaterFront: No/Creek, Stream
Access Feat: None
Horses: No/None
Foundation: Pillar/Post/Pier
Restrictions: Deed Restrictions
Security Feat: Security Lights, Smoke Detector(s)
Property Cond: Resale
Dir Faces: South
ETJ: See Remarks
Water Body:
Dist Wtr Acc: Less Than 1 Mile
Bldr Nm:

Interior Information

Laundry Loc: Laundry Room, Multiple Locations
Fireplaces: 1/Family Room, Wood Burning
Appliances: Built-In Oven(s), Dishwasher, Disposal, Exhaust Fan, Gas Cooktop, Oven Double, Range Free-Standing, Refrigerator, Water Heater-Gas
Interior Feat: Bookcases, Ceiling(s)-Beamed, Ceiling(s)-High, Ceiling(s)-Vaulted, Primary Bedroom on Main, Recessed Lighting, Walk-In Closet(s)
Flooring: Laminate, Tile
Window Feat: Skylight, Window Treatments

Rooms Information

Room	Level	Features
Primary Bedroom	Main	Walk-In Closet(s)
Primary Bathroom	Main	Full Bath, Walk-in Shower
Kitchen	Main	Breakfast Bar, Open to Family Room

Exterior Information

View: Creek/Stream, Trees/Woods **Fencing:** Fenced, Wood
Exterior Feat: Balcony, Exterior Steps, Gutters-Partial, Private Yard, See Remarks
Patio/Prch Feat: Awning(s), Covered, Deck, Patio
Community Feat: Sidewalks
Lot Feat: Back Yard, Front Yard, Trees-Large (Over 40 Ft), Trees-Many
Other Structure: Workshop

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
Spl List Cond: None
Disclosures: Seller Disclosure
Docs Avail: See Remarks
FEMA Flood: Yes-100 yr

Utility Information

Heating: Central, Electric, Heat Pump **Sewer:** Septic Tank **GCD:** Yes
Cooling: Central Air, Electric **Water Src:** Private
Utilities: Cable Available, Electricity Connected, Internet-Cable, Phone Available, Propane, Underground Utilities, Water Connected
Green Energy Efficient: None
Green Sustainability: None

Financial Information

HOA YN: No
Estimated Tax: \$7,189 **Tax Annl Amt:** \$5,537 **Tax Year:** 2021
Tax Exempt: Homestead **Tax Assess Val:** \$693,213 **Tax Rate:** 2.0110
Special Assess: **Possession:** Close Of Escrow, Funding
Buyer Incentive: None
Accept Finance: Cash, Conventional

Prefr'd Title Co. TNT - Angel Davila

Showing Information

Occupant Type: Owner
Showing Reqs: Lockbox, Showing Service, Sign on Property
Showing Instr: Use ShowingTime to schedule an appt to show.
Lockbox Loc: Front door
Lockbox SN#: 33714086
Contact Type:
Directions: From Leander go west on Nameless Road. Turn right on Round Mountain Road. Turn left on Windy Valley Road. Property is on the left.

Owner Name: Bryan Kerbow & Karen Zolnowski
Lockbox Type: SUPRA
Access Code:
Show Service Ph: 000-000-0000

Remarks

Private Remarks: Buyer Agent Bonus (SIC) see attached... Chandeliers do not Convey. Offers received after 5pm on Friday will be presented the following business day. For questions after 5pm please text/call LA #2 (Jeff Riberdy 254-702-7053) for fastest response. ***PREFERRED TITLE TNT - Angel Davila 512-337-0900 TeamDavila@TexasNationalTitle.com***

Public Remarks: Private 3 bed/2 bath home on 1+ Acres w/ fish-filled creek & shady trees. Home features large windows w/ lots of natural light/vaulted ceilings/fresh interior/exterior paint/stone fireplace/laminate floors/new upper deck surrounding 3 sides of home & sunroom. Kitchen details white cabinets/2 sinks/double ovens/quartz counters/breakfast bar/tile backsplash/recessed lights. Master includes bath w/ modern vanity/glass walk in shower & passage to deck overlooking creek.

Agent/Office Information

List Agent: [567369/Chris Watters](https://www.tourfactory.com/2990378)
List Office: [5827/Watters International Realty](https://www.tourfactory.com/idxr2990378)
LA 2 Agt: [752388/Jeff Riberdy](https://www.tourfactory.com/idxr2990378)
DR Name: Chris Watters
LO Address: 8240 N Mopac Austin, Texas 78759
LA Email: listings@wattersinternational.com
Owner Name: Bryan Kerbow & Karen Zolnowski
CDOM: 4
Intrmdry: Yes

LA Phone: (512) 646-0038
LO Phone: (512) 646-0038
LA 2 Phone: (254) 702-7053
LO Phone: (512) 646-0038

Bonus:
Occupant: Owner

LA Fax: (512) 277-5104
Sub Ag: 1.00% / **Buy Ag:** 2.00%
LO Fax: (512) 532-9473

List Date: 05/27/2022
Exp Date: 11/20/2022
OLP: \$899,999

TCD:
Int List Display: Yes

ADOM: 4
VarComm: No

List Det URL:

VT Branded: <https://www.tourfactory.com/2990378>

VT Unbranded: <https://www.tourfactory.com/idxr2990378>

Vid Unbranded: <https://www.zillow.com/view-3d-home/c9be781f-ed39-4c00-96a5-a0ddafc7a850>

Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com





