



\$425,000.00

**7231 ARDEE DR, BROWNWOOD, TX 76801,
USA**

<https://test.houston-re.com>



Texas Hill Country Haven—own a slice of paradise on beautiful Lake Brownwood. Custom home situated on a quiet, shallow cove, this 2260 square foot ranch boasts Austin chalk stonework with cedar beams on front and back. Inside, the great room with soaring ceilings offers views straight through to the back. The open concept living room [...]

Rooms & Units Description



Property title: 7231 Ardee brownwood Texas 76801

Room Description: 1 Living Area,Gameroom Down,Kitchen/Dining Combo

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Shower Only,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo

Subdivision Lake Access YN: 1

Key Map: 1

Room Count: 9

Bed Room Description: 2 Bedrooms Down,All Bedrooms Down

Photo Count: 22

Original List Price: 425000.00

Property Details

Parcel Number: 45064

Style: Ranch

Price Sq Ft List: 187.56

Acres Description: 1 Up to 2 Acres

Stories: 1

Restrictions: No Restrictions, No Restrictions

Lot Description: Water View

List Type: Exclusive Right to Sell/Lease

Acres: 1.1827

Dwelling Type: Free Standing

Floors: Tile,Wood

Property Features



Exterior: Back Yard,Covered Patio/Deck,Not Fenced,Outdoor Kitchen,Patio/Deck,Porch,Private Driveway,Sprinkler System,Storage Shed,Workshop

Roof: Other

Garage Carport: Additional Parking,Boat Parking

No Of Garage Cap: 1

Cool System: Central Electric

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Pantry,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting

Dishwasher: 1

Microwave: 1

Water Amenity: Lake View, Lake View

Interior: High Ceiling

Foundation: Pier & Beam

Garage Desc: Attached Garage

Heat System: Central Gas,Propane

Fireplace Description: Gaslog Fireplace

Energy: Ceiling Fans,Insulation - Other,Tankless/On-Demand H2O Heater

Oven Type: Double Oven

Water Sewer: Septic Tank

Siding: Cement Board,Stone,Wood

Fees & Taxes

Tax Rate: 1.4434

Tax Year: 2022

Tax Amount: 6446

Basics

Baths Full: 2

Year Built Src: Appraisal District

Price Change Timestamp: 2023-01-19T21:55:48.137

Location Details



Area: 83

School District: 330 - Bangs

School Elementary: J B STEPHENS ELEMENTARY SCHOOL

School High: BANGS HIGH SCHOOL

State: Texas

City: brownwood

County Or Parish: Brown

Directions: From Hwy 279 traveling North, turn left onto Lovers Lane. Take the first right onto Blarney Drive. Second left is Ardee Drive. Last house on the left before Emerald Drive.

School Middle: BANGS MIDDLE SCHOOL

Subdivision: Shamrock Shores Sec E

Zip: 76801

Miscellaneous

Annual Maint Desc: No

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

DOM: 190

Realist Block: No Restrictions

Disclosures: Owner/Agent,Sellers Disclosure

Finance Available: Cash Sale,Conventional

Legal: SHAMROCK SHORES SECTION E, LOT 19-22

Courtesy of

List Office Name: AVOREC

