***363 CR 118, 10 Ac, Rio Vista Subdivision in Llano, Texas***

***Additional Information on House and Property – Asking Price $325,000***

* Newly Built 2/1 Custom Casita
* Located in a rural subdivision less than 5 minutes from the Town Square and 18-hole public golf course on the beautiful Llano River
* Foam Insulation in Attic w/Radiant Barrier
* Insulation Blown in Walls
* Double Pane Hi Performance Windows
* Stainless Stove w/Colbalt Blue Interior & Refrigerator
* Custom Built Kitchen w/Full Extension Drawers
* 4’x5’ Custom Pine Kitchen Island with Storage
* Beautiful Site Built Stained Cabinets
* Tongue N-Groove Ceiling on Front Porch
* 100% Hand Trowel Stucco Exterior
* 12’ Ceilings in Living Area
* 9 ½ ‘ Bedroom Ceilings, (Master 11’ w/Coffered Ceiling)
* Stained Concrete Floors
* 8’ Iron Grill on Front Door
* Storage Sheds & Old Barn
* 2 Car Concrete Parking Pad
* Decomposed Granite Driveway
* Xeriscape Landscaping
* 3 New Trees
* 12’x25’ Pergola on Back of Home
* Custom Walk-In Floor to Ceiling Tile Shower w/Natural Stone Accents & Backsplash
* Travertine Counters w/Mexican Talavera Backsplash in Kitchen
* Water Storage Tank, New pump in well, New Septic
* Perimeter Fenced with Cross Fencing
* Property has been selectively cleared leaving privacy between the house and the

County Road

3/31/16