

# \$449,990 - 1403 Pecan Shores Dr, Smithville

MLS® #2809480

**\$449,990**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 3.86 Acres

Pecan Shores, Smithville, TX

A gorgeous piece of land right on the Colorado River, just a mile or so from downtown Smithville. With over 300 feet of river frontage and a few large trees for shade and beauty, this will make an amazing homestead or weekend getaway. Sit up top and enjoy the views, or mosey down to the river for fishing and water play. There is already a covered RV or gathering area with water, electricity and septic, giving you a comfortable spot from which to watch your home being built. The design/build seller is offering the land for purchase OR the land plus a to-be-built house - see second listing at MLS #2146014. Legal description is of 3 lots, though the plat combines them into one lot. Might be able to replat to three lots again by going through City of Smithville approval process.



## Essential Information

MLS® #	2809480
Price	\$449,990
Bathrooms	0.00
Acres	3.86
Type	Land / Farm
Sub-Type	Multiple Parcels
Status	Active

## Water Feature/View

View	Panoramic,River,Colorado River
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Is Waterfront	Yes
Water Body	Colorado River

### **Community Information**

Address	1403 Pecan Shores Dr
Area	SV
Subdivision	Pecan Shores
City	Smithville
County	Bastrop
State	TX
Zip Code	78957

### **Amenities**

Utilities	Electricity Connected, Water Connected
Features	Dog Park, Library, Playground, Park, Airport/Runway

### **Exterior**

Lot Description	Cul-De-Sac, Views
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### **School Information**

District	Smithville ISD
Elementary	Smithville
Middle	Smithville
High	Smithville

### **Additional Information**

Date Listed	May 2nd, 2024
Days on Website	351
Days on Market	364
Zoning	Zoned SF-1 per City of Sm

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