# \$450,000 - 213 River Front Dr, Cedar Creek

MLS® #4850635

# \$450,000

4 Bedroom, 2.00 Bathroom, 2,356 sqft Residential on 1.46 Acres

Pope Bend River Estates, Cedar Creek, TX

SELLER FINANCING AVAILABLE 1-5%\*\*
BEAT THE BANKS, interest rate possibility!
Contact for more details on terms.
PROPERTY APPRAISED FOR 608k in 2025 on Bastrop CAD.

Ask me about how you can make this home yours with 0 down, 0 PMI, \$4k in closing costs, and a 5.75% interest rate thru our lender recommendations! And yes 3% seller contributions/flex cash is offered for buyer expenses! Sellers are motivated & willing to negotiate all offers! A must-see!

A unique opportunity to have the Colorado River in your backyard for LESS than 1

MILLION \$??

- Modern updates throughout: bathrooms, tub,

- kitchen, and bedroomsâ€"all with walk-in or sliding closets.
- Luxury vinyl tile throughout main spaces for style and durability.
- Solar panels = energy savings + lower carbon footprint
- 1 apple & 2 peach treesâ€" ready for your cultivation in your mini orchard in the backyard
- 20x30x15 powered metal workshop ready for hobbies or storage
- 20x40 covered back deck with metal roofâ€"perfect for relaxing or entertaining
- Private walkway trail from your backyard directly to the Colorado River
- Enjoy your floating dock/fishing post + secluded riverside camping area
- Little to no land restrictionsâ€"ideal for animals, RVs, or your dream homestead







- Just 10–15 min to Cedar Creek HS, Dinosaur Park, nature preserves & more
- Less than 30 min to COTA/F1 &

**Austin-Bergstrom Airport** 

- Located in Bastrop County with a low 1.5% property tax rate & APPRAISED at 608k in 2025!
- \*\*Appliances do not convey\*\* negotiable however.

#### Built in 2018

# **Essential Information**

MLS® # 4850635 Price \$450,000

Bedrooms 4
Bathrooms 2.00
Full Baths 2

Square Footage 2,356
Acres 1.46
Year Built 2018

Type Residential

Sub-Type Manufactured Home

Status Active

# Water Feature/View

View TreesWoods, Water, Colorado River

Is Waterfront Yes

Water Body Colorado River

# **Community Information**

Address 213 River Front Dr

Area BW

Subdivision Pope Bend River Estates

City Cedar Creek

County Bastrop

State TX
Zip Code 78612

<sup>\*\*</sup>freezer and laundry does not convey

#### **Amenities**

Utilities Cable Available, Fiber Optic Available, Natural Gas Available, Natural

Gas Connected, High Speed Internet Available, Other, Sewer Available,

Sewer Connected, See Remarks, Water Available, Water Connected

Features See Remarks
Parking Outside, Open

# of Garages 2

### Interior

Interior Carpet, Laminate

Appliances Dishwasher, Disposal, Gas Range, Microwave, Oven

Heating Electric, Heat Pump

# of Stories 1

Stories One

# **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Yard, Cul-De-Sac, Backs to Greenbelt/Park, Private, See

Remarks, Few Trees, Views, Open Lot, Subdivided

Roof Asphalt, Metal

Construction HardiPlank Type, Wood Siding

Foundation Combination

# **School Information**

District Bastrop ISD

Elementary Bluebonnet (Bastrop ISD)

Middle Cedar Creek
High Cedar Creek

# Additional Information

Date Listed July 29th, 2025

Days on Website 96
Days on Market 51

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