



Coldwell Banker United

\$2,500,000

- 23.2 Acres
- 6BR 7BATH
- 10,223 sq ft
- Private 2-acre Pond
- Custom Limestone Luxury Home
- Detached 820 sq ft Guest Apartment
- Manicured Property, Large Oaks
- 3,000 sq ft Storage Building/Garage
- 1,000 sq ft Storage Building
- 8,000 sq ft Covered Riding Arena
- 30 Minutes to Austin, Just Over an Hour to College Station, TX
- AG Exempt
- Elgin ISD



1092 FM 3000

Elgin, TX 78621

MLS# 6273860 | Bastrop County | Co-listed with Sandy Menley, Realtor®

This 23-acre estate has recently become available for sale. Located 5 minutes from historic Elgin square, it features a 1-owner beautifully constructed custom luxury home. The home is perched on a hill looking down to a picturesque 2-acre private pond. The entire sizable Texas limestone home, built in 2006, clocks in at 10,223 sq ft, with 6 bedrooms and 7 baths. There is a tasteful traditional vibe throughout, with hardwood floors and, custom wood crown moulding and door framing. The master suite comes with Jacuzzi, walk-in shower, and also has heated floors. The lower level of the home has a 3,587 sq ft space, with commercial kitchen, that opens up to a really great feature— a 2,000 sq ft patio, flanked by beautiful limestone walls from an older University of Texas building. A separate 3-car garage and 820 sq ft guest home allow for an ideal in-law situation.

There are multiple outbuildings and amenities on the property. There is a 1,000 sq ft workshop building with RV hook-ups and full bath. For the horse lover, there is pasture with run-in shed and a 8,000 sq ft riding arena. Also, there is a 3,000 sq ft outbuilding, holding two 20,000 gallon water collection tanks with plenty of additional space to park multiple vehicles. There are three septic systems on property, with plenty of opportunities to expand the compound.

Walking through the property, one is captured by the beauty of the land. Large, towering oak trees shade beautiful pasture. There is a great 3-acre meadow of wildflowers behind the pond. This luxury estate has a lot to offer, and is only 30 minutes to Austin. It is just over an hour to College Station, TX.



Dave Murray, Broker, REALTOR®

DMTX Realty

Coldwell Banker United

Phone: 512-751-6060

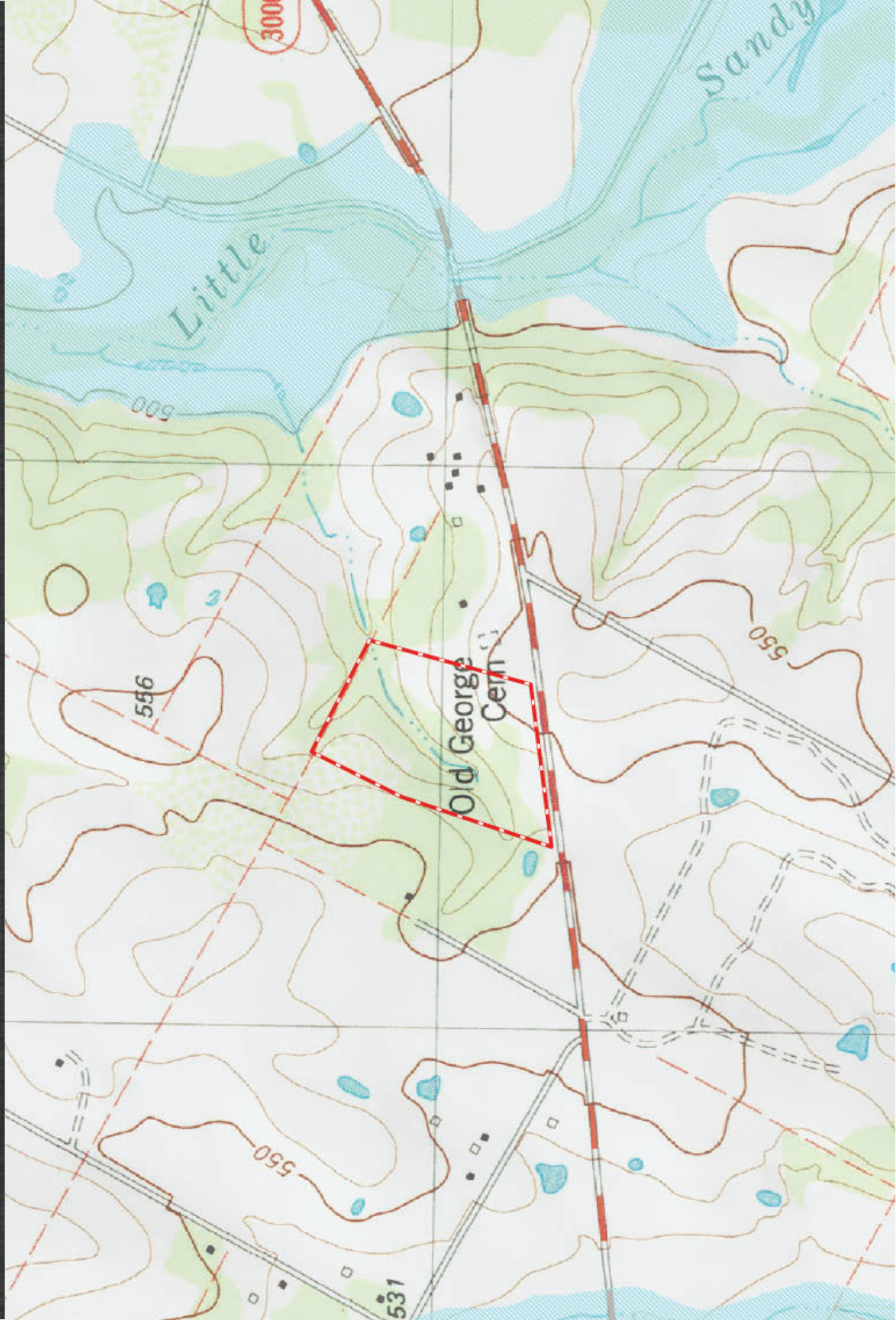
E-mail: Dave@dmtx.com

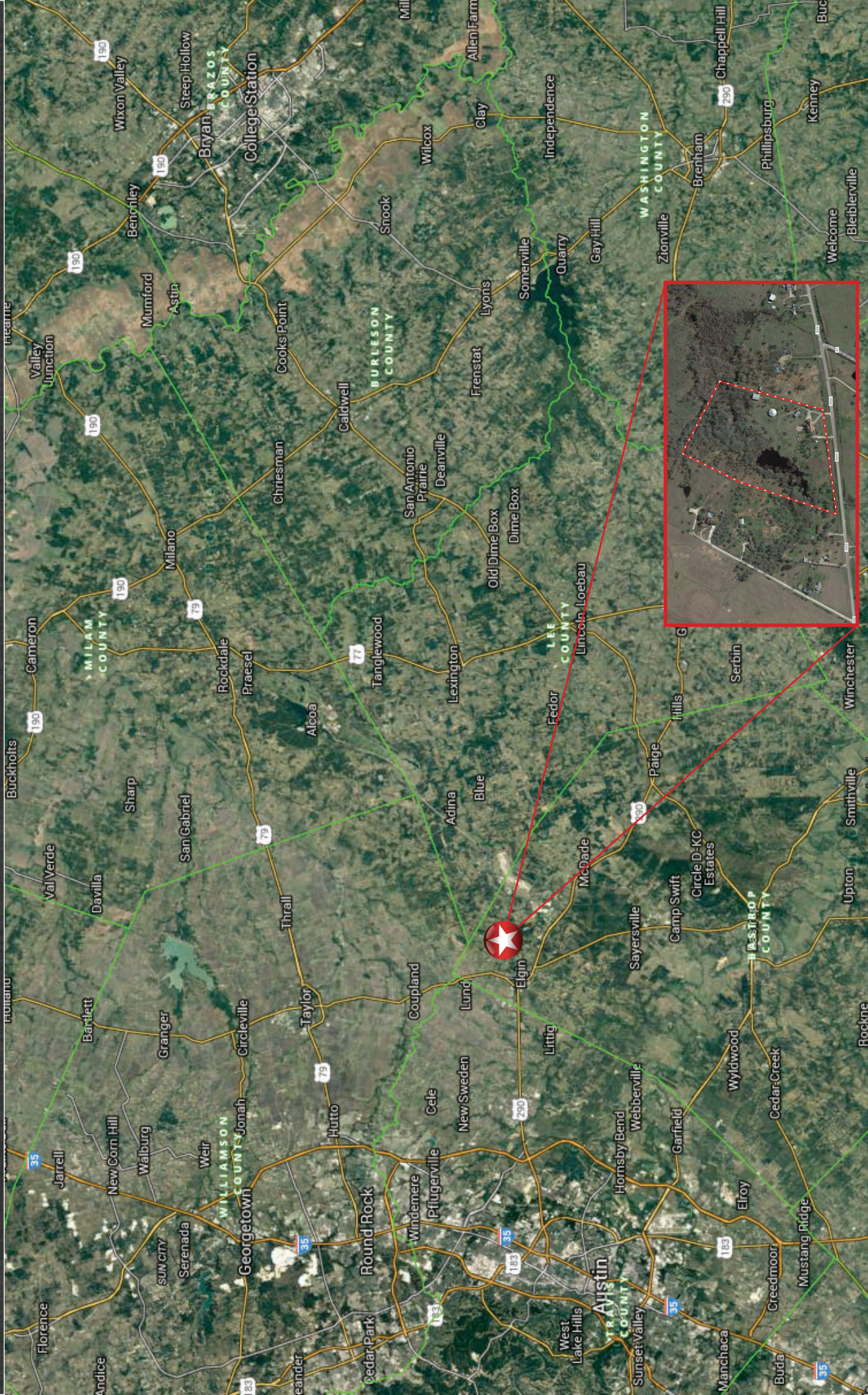
dmtx.com











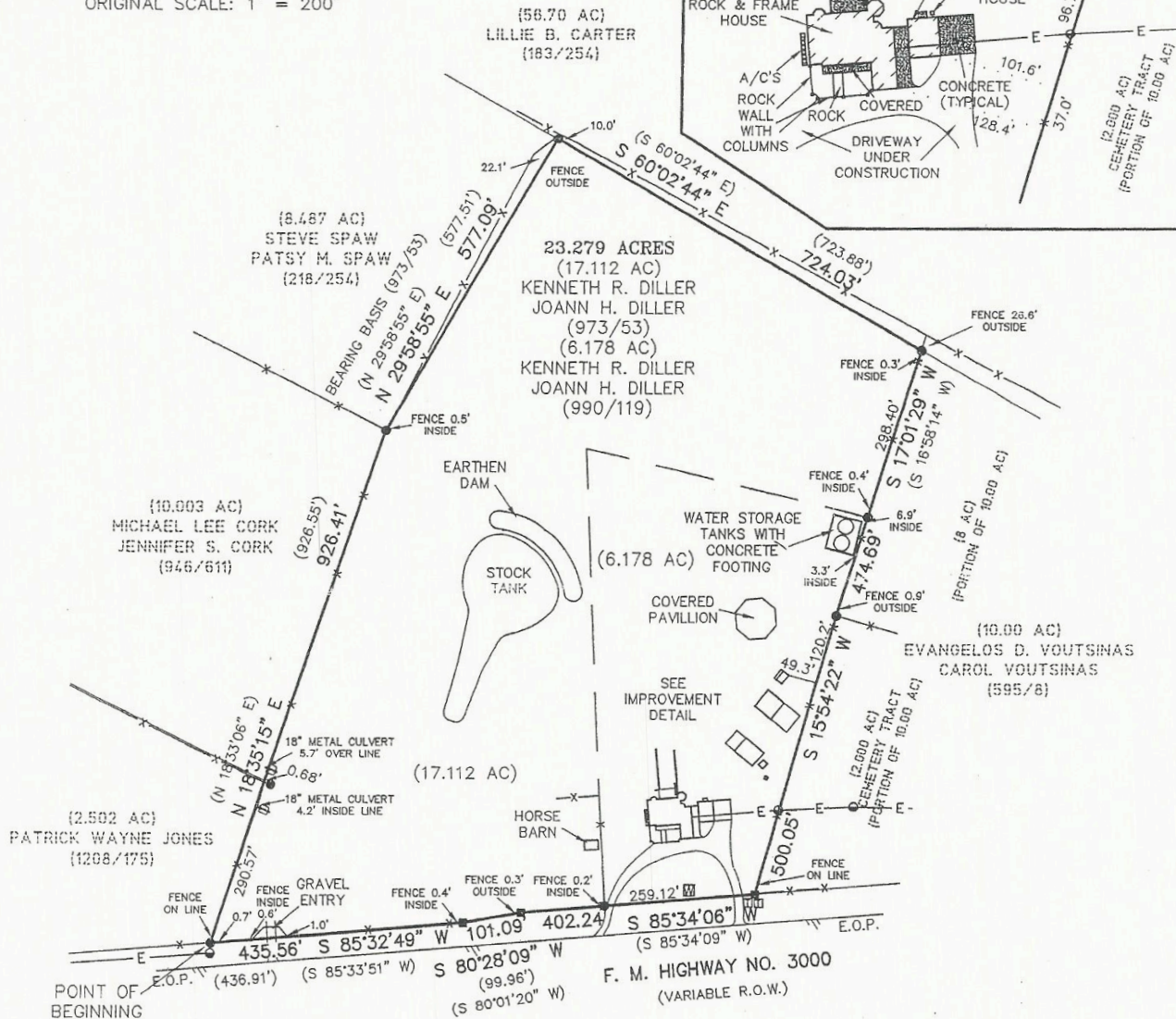
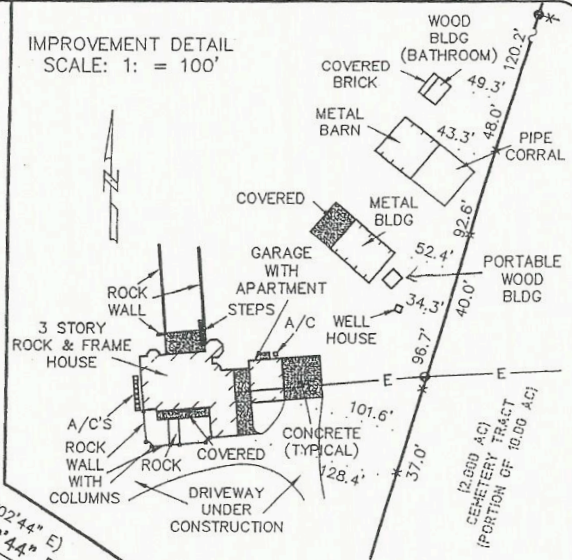
LEGEND

- IRON ROD FOUND
- MONUMENT FOUND
- POWER POLE
- WATER METER
- TELEPHONE PEDESTAL
- X— WIRE FENCE
- E— OVERHEAD ELECTRICAL LINE
- (XXX) RECORD DATA
- E.O.P. EDGE OF PAVEMENT

200 0 200 400

ORIGINAL SCALE: 1" = 200'

IMPROVEMENT DETAIL SCALE: 1" = 100'



NOTE(S): THIS PROPERTY IS SUBJECT TO:
 -10' EASEMENT CENTERED ON THE PIPE LINE AS INSTALLED TO AQUA WATER SUPPLY CORP (195/388)
 -TERMS AND CONDITIONS OF THE ON-SITE SEWERAGE FACILITY AFFIDAVIT (1220/121)

EASEMENT TO BLUEBONNET ELECTRIC COOP., INC (709/726) DOES NOT AFFECT THIS PROPERTY

ADDRESS: 1092 F. M. HIGHWAY NO. 3000

TO THE OWNERS, LIENHOLDERS AND:

LANDAMERICA AUSTIN TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH AND CERTIFIES TO THE AFFECT OF THE EASEMENTS SHOWN ON SCHEDULE B OF TITLE COMMITMENT G.F. NO. 2413010174

THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 48021C 0100 E DATED JAN. 19, 2008. THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND DOES NOT INDICATE WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD.

C. Richard Ralph
 REGISTERED PROFESSIONAL LAND SURVEYOR

2-13-08
 DATE



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PROFESSIONAL LAND SURVEYORS



1515 CHESTNUT STREET
 BASTROP, TEXAS 78602
 PH: (512) 303-0952
 FAX: (512) 332-0961
 PROFLNDSUR@AOL.COM

REFERENCE:

KENNETH R. DILLER AND JOANN H. DILLER

SURVEY OF 23.279 ACRES OF LAND OUT OF THE GEORGE J. GLASSCOCK SURVEY, ABSTRACT NO. 172 IN BASTROP COUNTY, TEXAS
 -SEE ACCOMPANYING LEGAL DESCRIPTION-

DRAWN: CRR	DATE: 02/12/08	PROJECT NO.: 9911343.1
CHECKED: CRR	REVISED:	FIELD BOOK: 8/67;9/24;102/62