



Coldwell Banker United

# 25316 Singleton Bend East Rd

Lago Vista, TX 78654

## \$750,000

- 6 Acres
- 5BR 4BATH
- 4,860 sq ft Updated Home
- Private Pond
- 4,000 sq ft of Covered Outdoor Living Space
- Surrounded by Large Acreage Tracts that should not be developed
- Minutes Away from Shopping and Hospitals with Minimal Traffic
- In-law Plan
- No Restrictions
- Marble Falls ISD

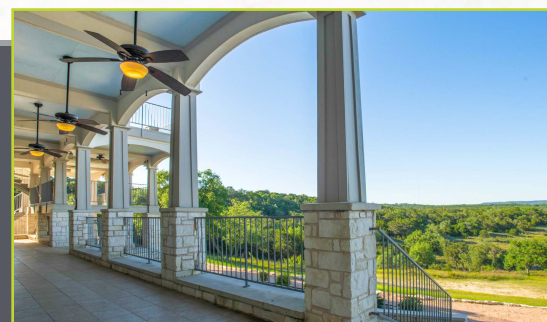


### MLS# 1409977 | Travis County

This estate has a very updated home, recently remodeled in 2014, situated on a hill overlooking the Hill Country with views for miles. It is surrounded on 3 sides by large acreage tracts. Located north of Lake Travis, between Muleshoe Bend and Pace Bend, one can be dining near the Lakeline Mall in 30 minutes, in the Austin area. Large quantities of mature oaks are found on the property, and to the east of the home is a beautiful pond.

The custom home has been finely updated, with exemplary craftsmanship throughout, with recessed crown moulding, beamed ceilings, and multiple stone fireplaces. The floor plan is very open, and complimented with many windows looking out to Hill Country views. The gourmet kitchen has granite counters, stainless appliances, and tasteful custom cabinetry. This house is certainly in-law friendly, with fully functional separate guest apartment downstairs, with full kitchen and fireplace. The outdoor living area at this estate is vast, with multiple levels perfect for entertaining, including a large outdoor kitchen. All and all there is 4,000+ sq ft of covered outdoor living space. There is a 3-car garage, as well as a standalone air-conditioned workshop building with mini-kitchen, full bath.

No restrictions are in place for this great Hill Country estate. The beautiful pond, picturesque oaks, and network of walking paths add to the serene setting. Its proximity to Lake Travis parks and marinas are ideal for boat lovers. Close to shopping and hospitals without the traffic of the metro area of Austin.



**Dave Murray, Broker, REALTOR®**

**DMTX Realty**

Coldwell Banker United

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[dmtx.com](http://dmtx.com)







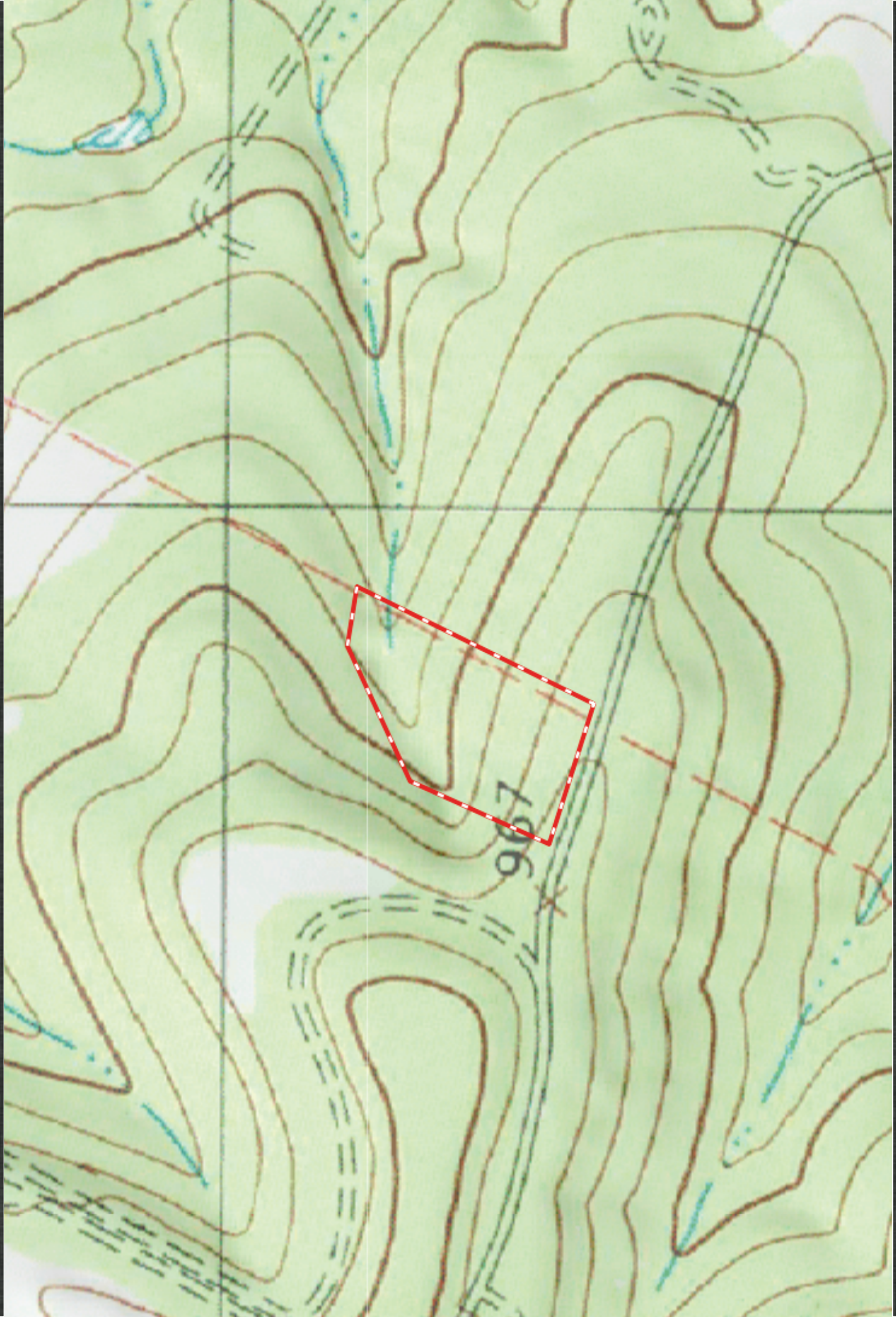


6 ACRES - TRAVIS COUNTY, TX

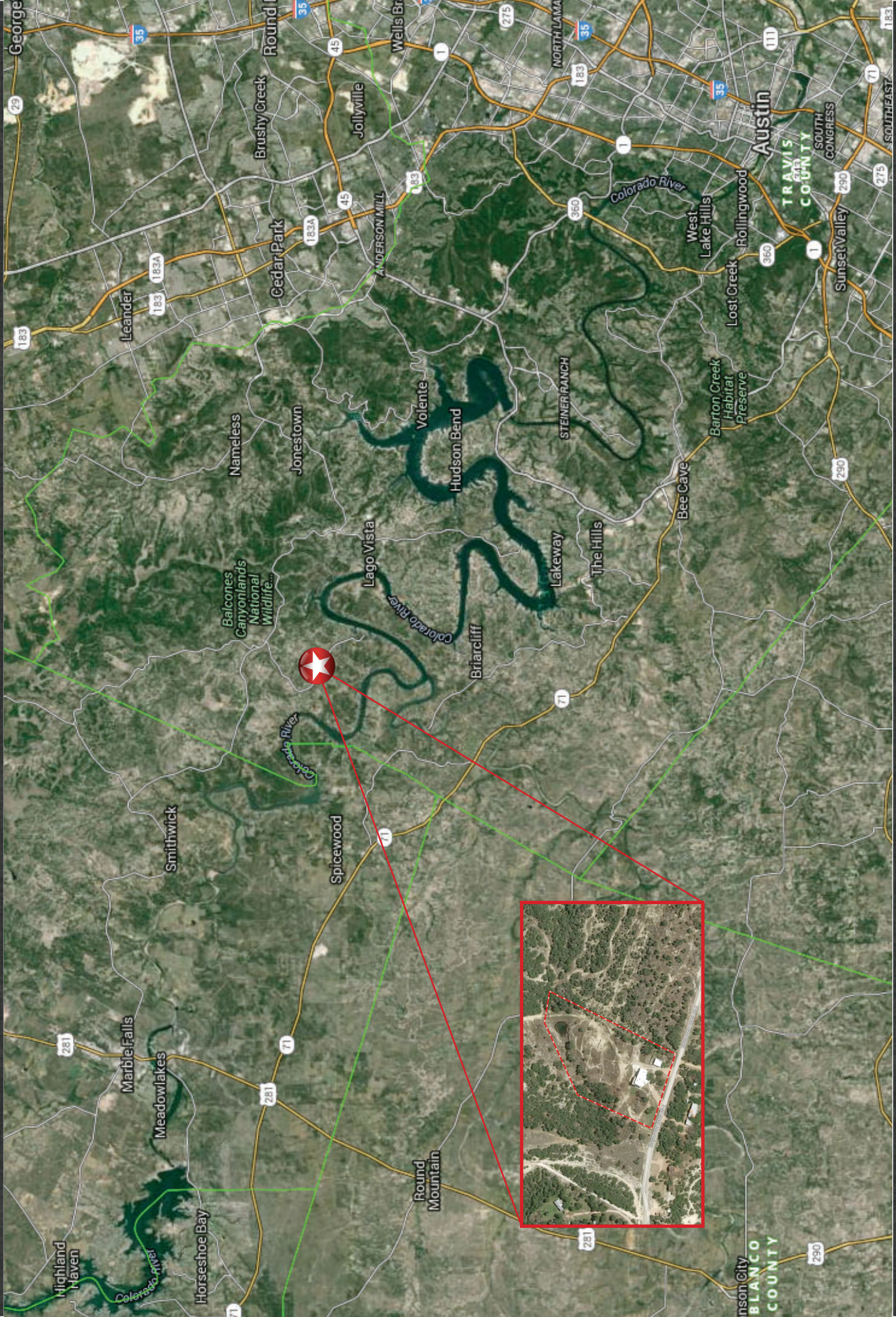
Coldwell Banker United, Realtors  
Dave Murray, Broker













## 57

Sur.  
2

TWO STORY ROCK &  
WOOD HOUSE ON GLAS

Find by 5-

INSET  
SCALE 1" = 40'

XX FENCE LINE  
 E ELECTRIC LINE  
 POB POINT OF BEGINNING  
 O.P.R. OFFICIAL PUBLIC RECORDS  
 TRAVIS COUNTY, TEXAS

13.01 Acres  
Elizabeth Kay Hensmith, et vir  
to  
Randy Dale Mason, et ux  
July 12, 2006  
Document #2006136969  
Re-surveyed

Scale 1" = 200' December 2, 2010

BEARINGS SHOWN  
HEREON ARE FROM  
GPS OBSERVATIONS  
TEXAS COORDINATE  
SYSTEM NAD 1831.

7.00 Acres  
This day surveyed

13.02 Acres  
Elizabeth Kay Nestsmith  
to  
Randy D. Mason. #1 ex  
July 12, 2006  
Document  
#2006168851. O.P.R.

31.40 Acres  
Troy McLehany  
to  
Frederick W. Zimmerman  
September 27, 2007  
Document #2007182523, O.P.R.

JOSHUA ENGLISH

541 3/4"-  
iron pin

Set 3/4" iron pins

6.02  
Acres

ACCORDING TO THE NATIONAL FLOOD INSURANCE  
FIRM MAP, COMMUNITY PANEL NO. 48453C0185H  
REVISED SEPTEMBER 26, 2008 THIS PROPERTY  
APPEARS TO LIE OUTSIDE OF THE 100 YEAR  
FLOOD ZONE AND IN ZONE C.

Well 285' From  
DRAIN Field

End. 172" from  
pin at 30.92'

METAL BUILDING ON SLAB

iron pin

- ELECTRIC METER  
5 28° 13' 26" W 134.32°

-End. 1 1/2" iron pipe by  
8" cedar post at 103.84

DEED 1 / 418 90 /  
SKELETON BEND, EAST  
abst 2290 DEED 2 /

abst. 2290

obst. 256

PREPARED FOR: Randy Dale & Ronna Kaye Mason

ADDRESS: 25315 Singleton Bend East

WEI SURVEYED ON THE GROUND: December 6, 2010

A Plat of a 6.02 Acre Tract of land situated about 23.9 miles N 39° W of Austin in Travis County, Texas.

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION AND THAT THEY ARE TRUE AND CORRECT AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF EXCEPT AS SHOWN THEREIN AND THAT THIS SURVEY SUBSTANTIALLY MEETS THE REQUIREMENTS FOR A CATEGORY 1A, CONDITION IV SURVEY. JOHN HOWARD SURVEYING COMPANY ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 15th DAY OF December, 2010.

DEED 1  
 1D.295 Acres  
 John W. McCormick  
 to  
 Ronald R. & Gayle E. Kneupper  
 October 6, 200  
 Document #200161057, O.F.R.

DEED 2  
11,420 Acres  
John W. McCormick  
to  
Gary C. Caylor &  
Margaret R. Caylor  
April 4, 2000  
Document #200051538, G.P.R.

JOHN HOWARD R.P.L.S. NO. 46  
402 STATE HWY 173 SOUTH  
HONDO, TEXAS 78851  
(830) 426-4776

