



Coldwell Banker United

# 17301 Flint Rock Rd

Lakeway, TX 78738

## \$3,999,000

- 85.3 Acres
- 10,749 sq ft, 6BR 10BATH Main Luxury Home
- 1,457 sq ft, 2BR 2BATH Guest Home
- Gated & Extremely Private
- Hilltop Estate with 360 Degree Views
- High-end Finish with Pine Exterior
- 2 Intermittent Creeks, with 1 forming a Pond
- Lake Travis ISD



MLS# 8029270 | Travis County

This is a spectacular gated hilltop estate with 360 degree views. It boasts a 1-owner, custom pine exterior home with echoes of the best of a luxury mountain retreat. The 10,000+ sq ft home is predominantly one level, with a great, sprawling main living area that opens to bar area, and has dual access to outdoor living. It has a high-end finish with wide plank pine floors, custom woodwork, built-ins, and more. There is an incredible amount of living area, both indoor and outdoor, perfect for entertaining or an extended family scenario. Nearly every bedroom has views of Lake Travis and the Hill Country. The very big gourmet kitchen has an extended center island, that also serves as a breakfast bar. In total there are 6 bedrooms and 10 bathrooms, 8 of which are full baths.

Down the private drive, is a private standalone guest home adhering to the same sensibilities of the main luxury home. It totals 1,450+ sq ft, and has 2 bedrooms and 2 baths. This could also be used for a foreman's scenario. The entire 85 acres offers the best of Hill Country terrain, with 2 intermittent creeks, 1 of which is dammed to form a pond. To the south of the property, it extends all the way to Serene Hills Dr with approx. 295 ft. of road frontage. This a great opportunity and the first time this amazing luxury estate has been offered. Alternative acreage options are available.



**Dave Murray, Broker, REALTOR®**

**DMTX Realty**

Coldwell Banker United

Phone: 512-751-6060

E-mail: [Dave@dmtx.com](mailto:Dave@dmtx.com)

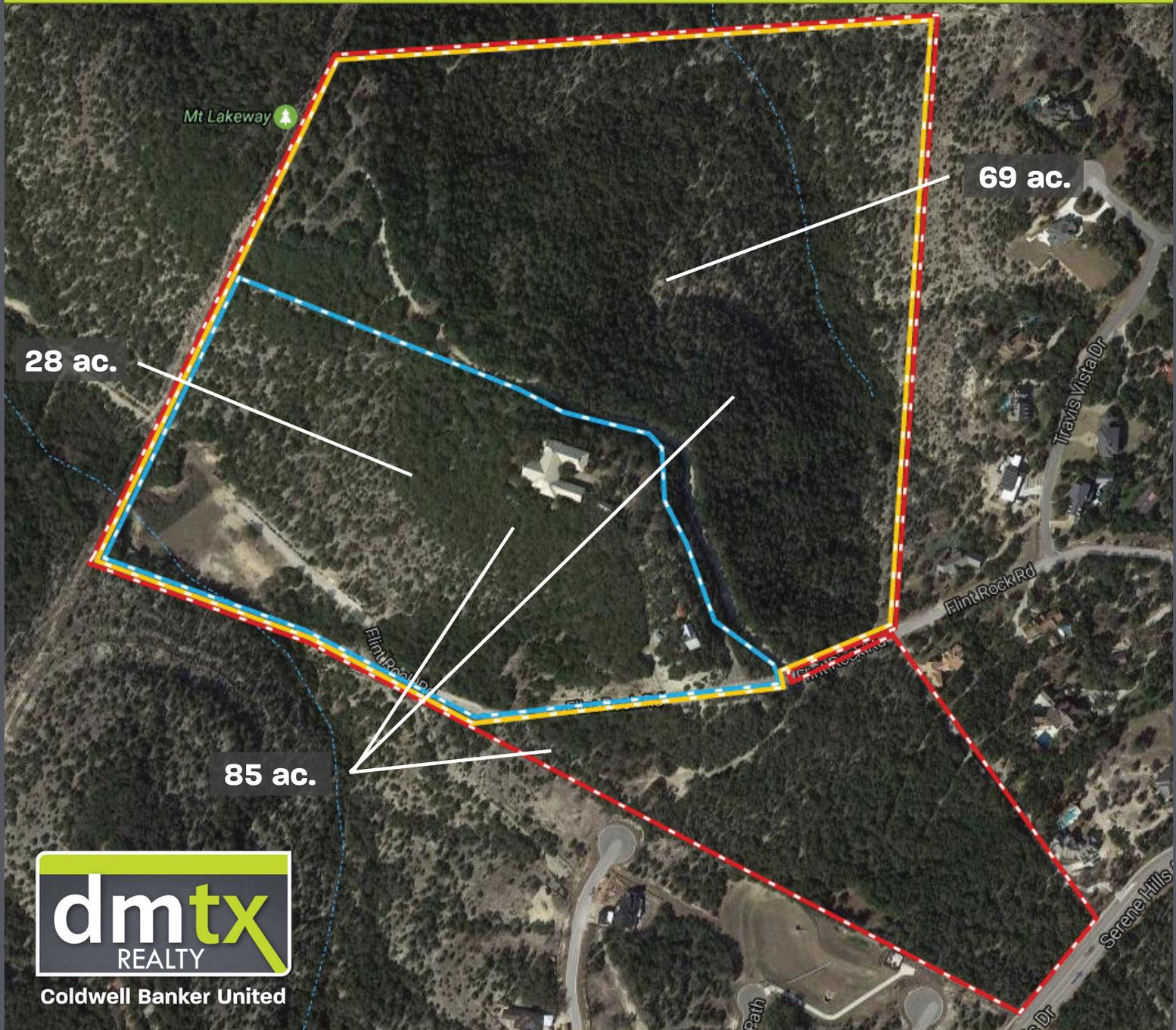
[dmtx.com](http://dmtx.com)





MAIN LUXURY HOME

GUEST HOME



# 17301 Flint Rock Rd Available 3 Ways.

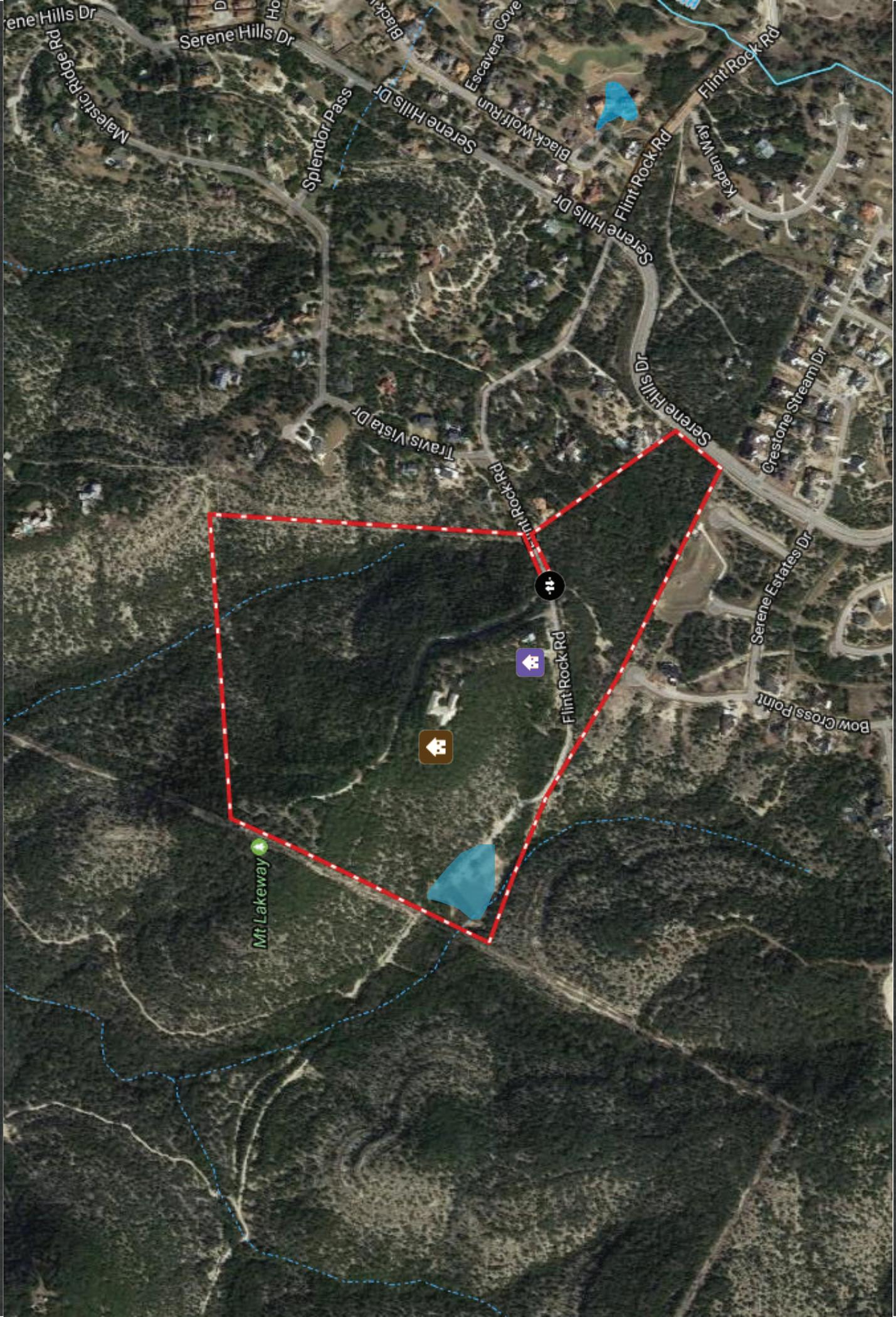
512-695-2176 | Dave@dmtx.com

- 28 acres at \$2,899,000
- 69 acres at \$3,500,000
- 85 acres at \$3,999,000



Coldwell Banker United, Realtors  
Dave Murray, Broker

85 ACRES - TRAVIS COUNTY, TX



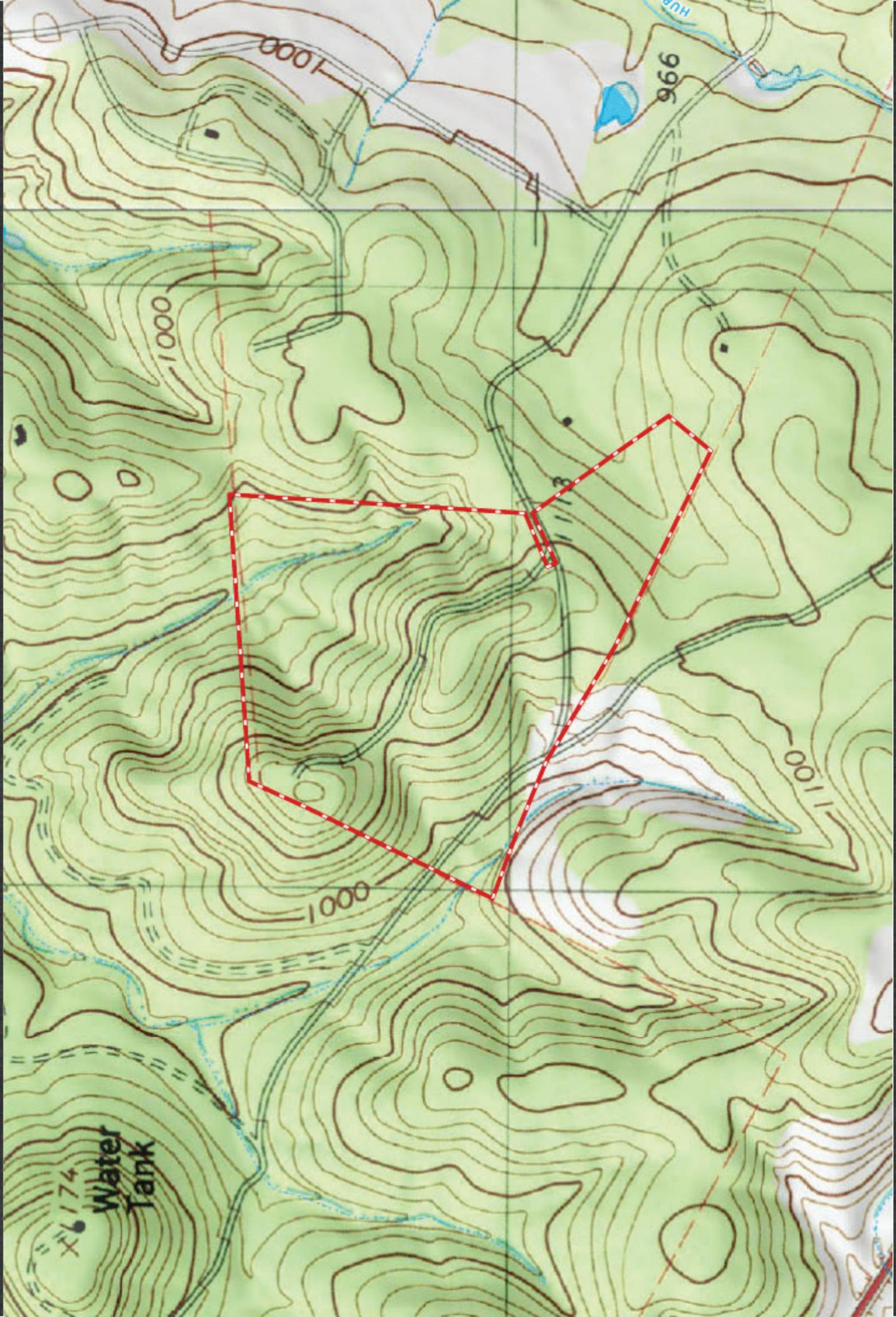
MAIN LUXURY HOME

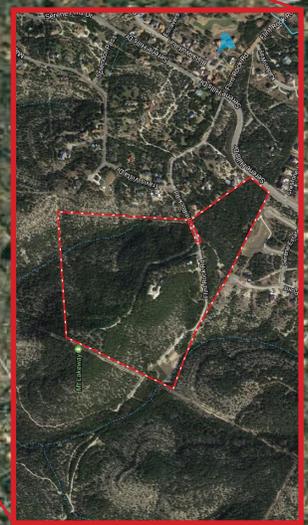
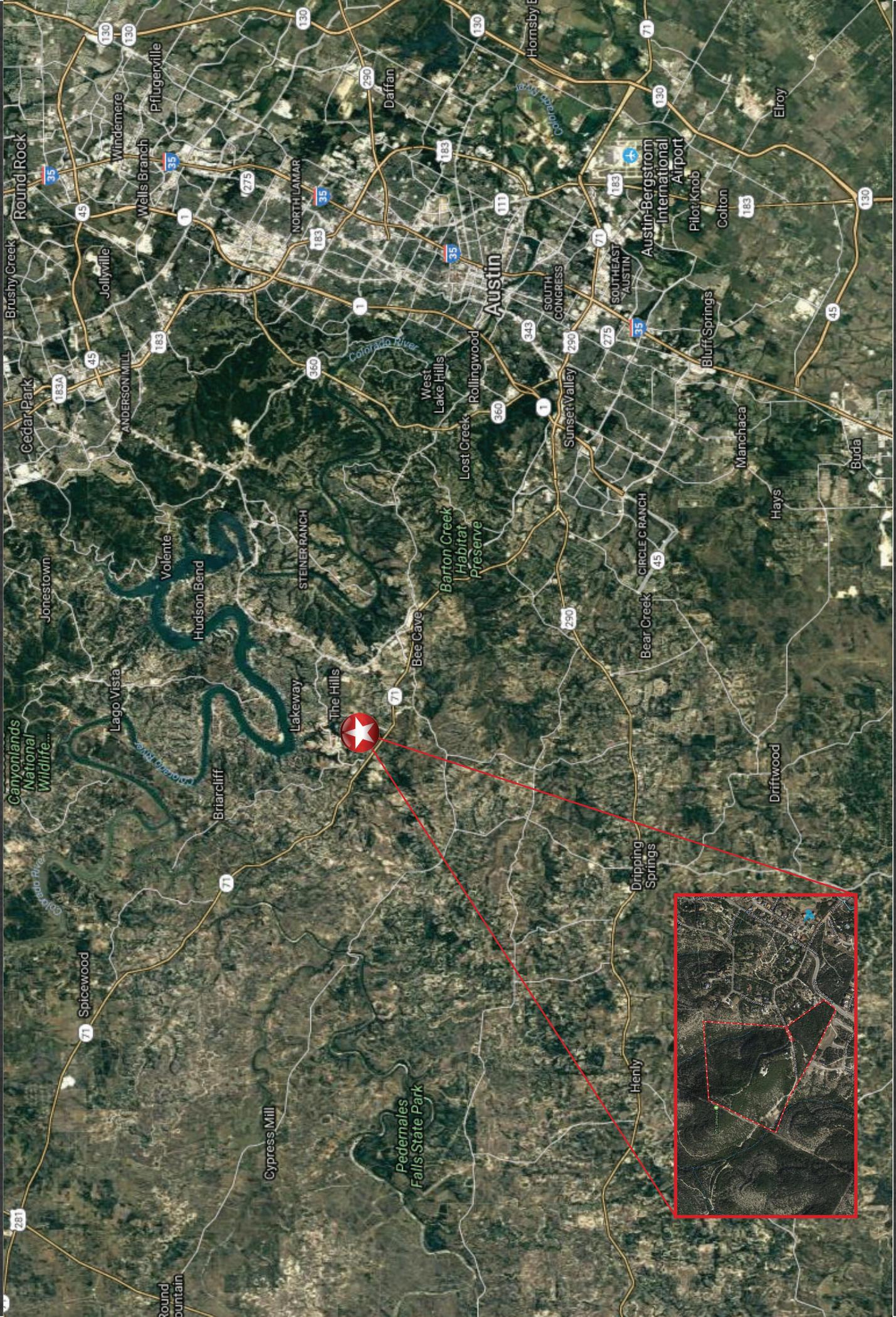


GUEST HOME



GATE

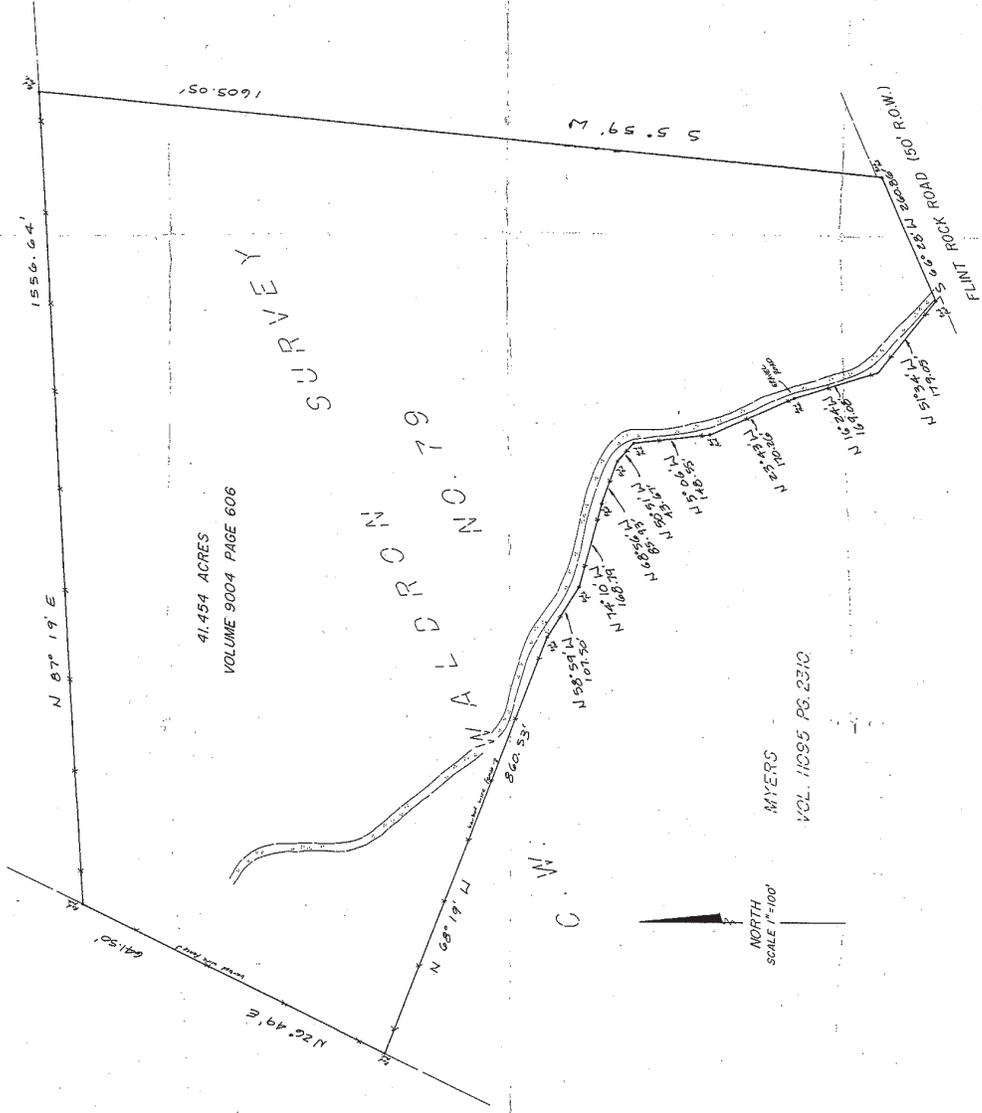




**SURVEY PLAT OF**  
**41.454 ACRES OUT OF THE C. W. WALDRON**  
**SURVEY NO. 79, IN TRAVIS COUNTY, TEXAS**

REFERENCE: WERRICK ARMSTRONG, TRUSTEE  
 C/P # 0204223  
 SURVEY FOR: STEWART TITLE COMPANY

LAKE COUNTRY  
 ESTATES



STATE OF TEXAS,  
 COUNTY OF TRAVIS.

I HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND DURING MAY, 1922 AND THAT THIS PLAT CORRECTLY REPRESENTS THE SAME, AND THAT THERE ARE NO APPARENT OR VISIBLE DISCREPANCIES, DEED LINE CONFLICTS, ENCUMBRANCES, OVERLAPPING IMPROVEMENTS, UTILITY EASEMENTS OR ROADWAYS EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO PUBLIC HIGHWAYS, RAILROADS, CANALS, OR BARRIERS.

WELDON R. HARTGROFF, TRAVELER DATE: 2-1-22



FLOOD PLAN NOTE:  
 NO PORTION OF THIS LOT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN IN ACCORDANCE TO DATA FROM THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL # 48093 005 B DATED APRIL 1, 1982 FOR TRAVIS COUNTY, TEXAS.

**CEN-TEX**  
 CENTER SURVEYING COMPANY  
**Land Surveying/Land Planning**  
 1209 Parkway - Austin, Texas 78703  
 (512) 472-8800 - Fax (512) 476-6840

110-92-5-17  
 92-F-8

C.O. THOMAS INVESTMENTS  
VOL. 9004, PG. 606  
41.454 AC.

(S 68° 23' 00" E 860.51')

C.W. WALDRON SURV. NO. 79  
AL. VOL. 1957, PAGE 400  
114.17 ACRES

(S 54° 08' 52" E 148.63')  
GRAVEL ROAD  
(S 23° 47' 24" E 170.30')  
(S 16° 27' 47" E 168.93')  
(S 16° 45' E 170.00')

RUSK TRANSPORTATION CO. SUR. 85  
LAKEWAY LAND CO. VOL. 2860, PG. 309  
(N 27° 16' 15" E 817.34')

ROBERT A. HERRINGTON  
& WIFE PAULINE D. HERRINGTON & ROBERT J. DAY  
VOLUME 7032, PG. 312  
28.222 ACRES

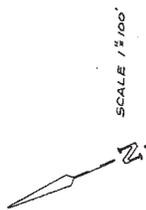
(BEING ALL OF THAT CERTAIN TRACT  
DESCRIBED AS 28.3 ACRES IN VOLUME  
3097, PAGE 466 TRAVIS CO. DEED RECORDS.)

APPROX. LOCATION ASSAULTED COUNTY ROAD  
(OLD HORSE FORGE ROAD)

(N 67° 50' 02" W 609.45')  
(N 58° 03' W 607.0')

(N 50° 23' 04" W 524.19')  
(N 56° 45' W 524.75')

CLYDE E. FORBES, ET UX.  
VOL. 4216, PG. 1923  
27.55 AC.



LEGEND

- IRON ROD FOUND
- WIRE FENCE
- ( ) RECORD INFORMATION

TO THE OWNER AND/OR LIENOR AND STEWART TITLE COMPANY  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY  
MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT,  
AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY  
LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE  
UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID  
PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN  
HEREON. THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY  
DESCRIBED HEREON IS <sup>1/4</sup> AC<sup>2</sup> WITHIN A 100 YEAR FLOOD HAZARD AREA AS  
IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD  
BOUNDARY MAP NO. 48102C 0305S, EFFECTIVE APRIL 1, 1982

ALAN G. ABBE  
REGISTERED PUBLIC SURVEYOR

DATE

SURVEY OF  
28.222 AC.  
OUT OF THE

C.W. WALDRON SUR.  
NO. 79, ABSTRACT 818  
TRAVIS COUNTY, TX.

G.F. 8912012C  
RE: NORMAN A. MYERS AND WIFE,  
SUZANNE MYERS

JOB NO. 89-0767 FS. 107-T

**AB SURVEYING CO.**  
BOUNDARY RECOVERY • SUBDIVISION PLATTING • CONSTRUCTION LAYOUT  
TOPOGRAPHIC MAPPING • CONDOMINIUM & RESIDENTIAL SURVEYS  
512-288-1574  
7306 OLD BEE CAVES RD. P.O. BOX 33280-285  
AUSTIN, TEXAS 78735

