



Coldwell Banker United

\$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

17301 Flint Rock Rd

Lakeway, TX 78738



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

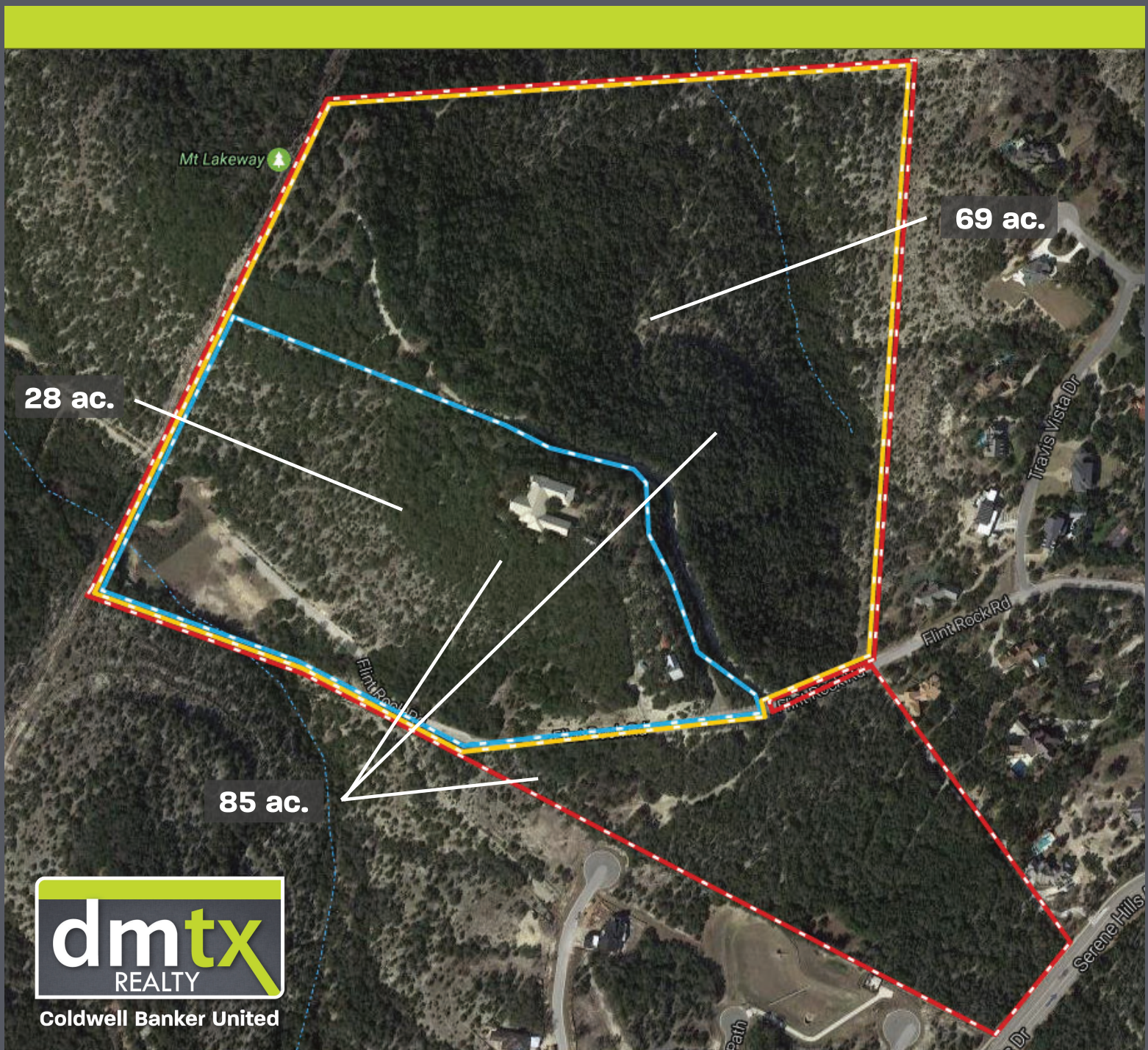
Phone: 512-751-6060

E-mail: Dave@dmtx.com

dmtx.com







17301 Flint Rock Rd Available 3 Ways.

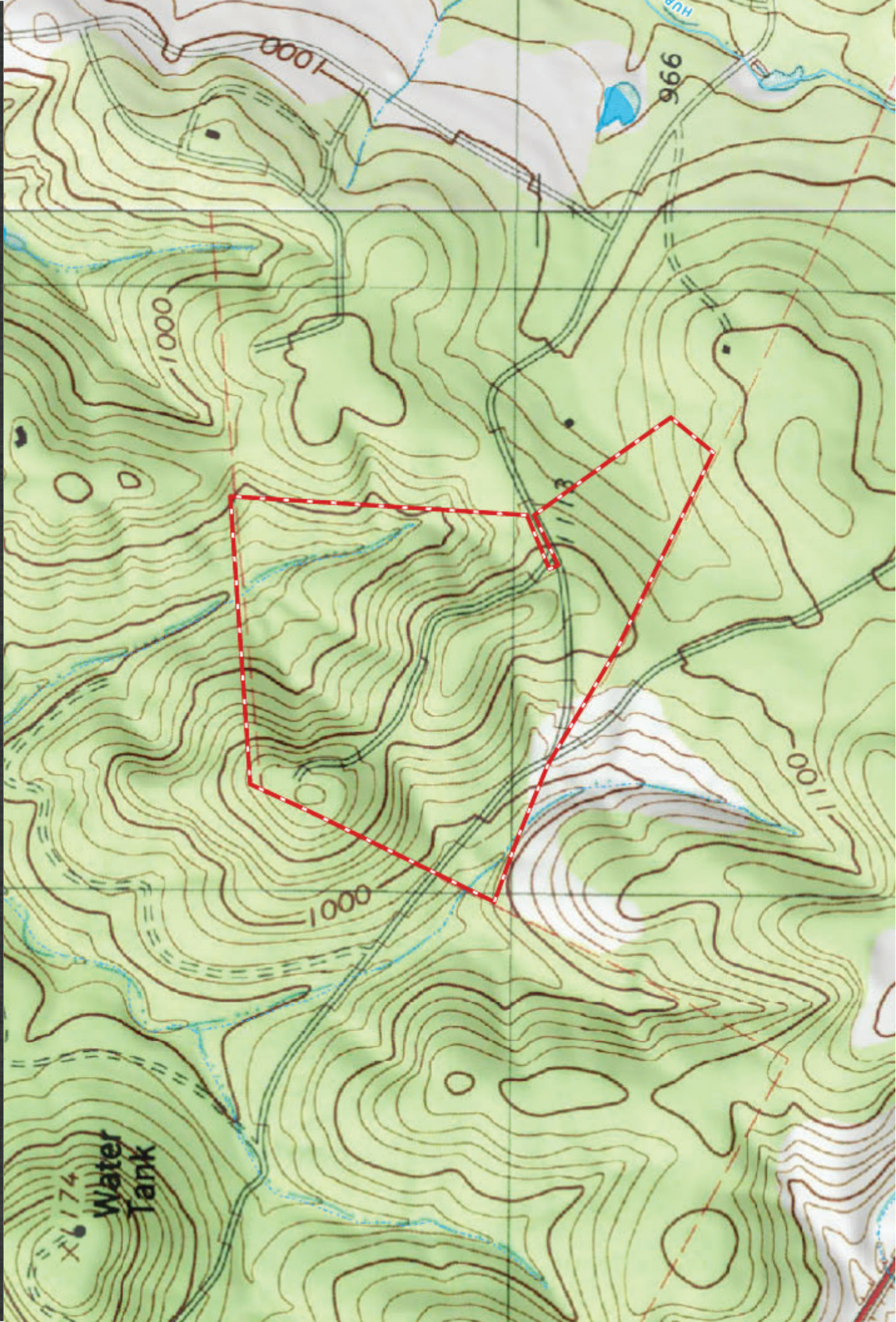
512-695-2176 | Dave@dmtx.com

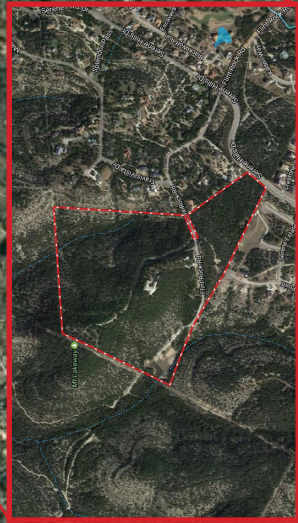
- 28 acres at \$2,899,000
- 69 acres at \$3,500,000
- 85 acres at \$3,999,000



85 ACRES - TRAVIS COUNTY, TX

Coldwell Banker United, Realtors
Dave Murray, Broker





REFERENCE: WERRICK ARMSTRONG, TRUSTEE
GF# 92040223
SURVEY FOR: STEWART TITLE COMPANY

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NORTH
SCALE 1"=100'

I HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND DURING MAY, 1992 AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THAT TIME AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO APPARENT OR VISIBLE DISCREPANCIES, DEED LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING IMPROVEMENTS, UTILITY EASEMENTS OR ROADWAYS EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO DEDICATED ROADWAYS, EXCEPT AS SHOWN HEREON.

Weldon Klattenhoff, R.P.L.S. 4075



FLOOD PLAIN NOTE:

1209 Parkway - Austin, Texas 78703
(512) 473-8800 - Fax (512) 476 0540

W.O. # 92-5-17
92-F-8

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

C.W. WALDRON SURV. NO. 79
AL. VOL. 1957, PAGE 400
15 68°23'00"E 860.51'
5 68°23'00"E 860.51'

ROBERT A. HERRINGTON
& WIFE PAULINE D. HERRINGTON & ROBERT J. DAY
VOLUME 1032, PG. 312
28.222 ACRES

(BEING ALL OF THAT CERTAIN TRACT
DESCRIBED AS 20.3 ACRES IN VOLUME
3097, PAGE 1466 TRAVIS CO. DEED RECORDS.)

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

TO THE OWNER AND/OR LIENHOLDER 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 NOT WITHIN A 100 YEAR FLOOD HAZARD AREA AS
IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD
BOUNDARY MAP NO. 46102C 0305 S, EFFECTIVE APRIL, 1982

ALAN G. ABBE
REGISTERED PUBLIC SURVEYOR
DATE

LEGEND
• IRON ROD FOUND
— WIRE FENCE
() RECORD INFORMATION

SURVEY OF
28.222 AC.
OUT OF THE

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

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

JOB NO. 89-0707 F.S. 107-T

AB SURVEYING CO.
BOUNDARY RECOVERY • SUBDIVISION PLATTING • CONSTRUCTION LAYOUT
TOPOGRAPHIC MAPPING • CONDOMINIUM & RESIDENTIAL SURVEYS
512-288-1574
7306 OLD BEE CAVES RD.
AUSTIN, TEXAS 78735
P.O. BOX 33280-285
AUSTIN, TEXAS 787

1101 HWY 360, SOUTH, E-230
AUSTIN, TEXAS 78746
(512)328-9302

BOUNDARY SURVEY OF
15.66 Ac. remainder portion of a
27.35 Ac. Tract out of the
C. WILDRON SURVEY No. 79
recorded in Vol. 4216, Pg. 1923, Real
Property Records of Travis County, Texas.

DATE _____
 REVISION No. △
 JOB 95-128
 DATE April 12, 1995
 DESIGN _____ SET _____
 DRAWN _____ SRM/JB
 CHECK _____
 FIELD BOOK 245/17

1 of 1

LEGEND

■	CONCRETE MONUMENT FOUND
●	BROWN ROOF FOUND
○	WOOD ROOF SET
A	NAIL FOUND
- - -	WOOD FENCE
- - -	WIRE FENCE
- - -	CHAIN LINK FENCE
P.U.E.	PUBLIC UTILITY ESMT
G.U.E.	GROUNDWATER ESMT
D.T.C.	DEVELOPER TRAIL
R	POWER POLE
O	OVERHEAD ELEC LINE
S	DOWN GUY
[]	RECORD CALL

1. This survey was prepared in conjunction with Title Commitment prepared by Stewart Title Company (C.F. No. 94101000) dated November 06, 1994.
2. This tract is subject to restrictive covenants and easements recorded in Vol. 4216, Pgs. 1923, Real Property Records of Irons County, Texas.
3. This tract is not subject to any electric and telephone easement granted to the City of Austin recorded in Vol. 3015, Pgs. 850, Real Property Records of Travis County, Texas. However, there are no above ground electric lines that cross said tract.
4. The property shown herein is located in Zone "X" and is not located within the 100 year flood plain of the Brazos River. Flood Boundary Map Panel No. 4945352 03450 16, 1993.

O.H. DAVENPORT
11887/106
1214/472

JOSEPH E. B. APRIL 95
JOSEPH E. B. APRIL 95
JOSEPH E. B. APRIL 95