



Coldwell Banker United

12243 Trautwein Rd

Austin, TX 78737

\$1,745,000

- 14.5 Acres
- 2,728 sq ft main home
- 4BR 2.5 bath
- Approx 800' of Barton Creek frontage
- Gated & Private
- AG Exempt for Low Taxes
- Incredible Views
- Manicured estate with garden area, pavilion
- Barn w/ remodeled studio apartment
- Dripping Springs ISD



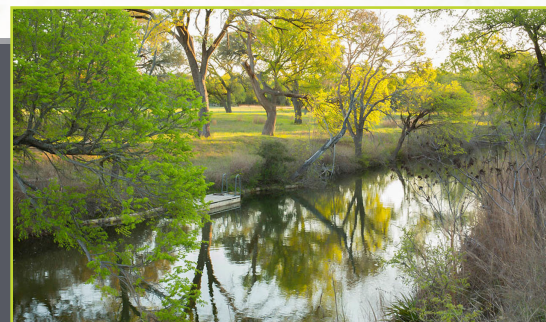
Private Estate on Barton Creek

Welcome to this amazing, private estate on Barton Creek. Sitting on 14.5 acres, this gated estate features a 2,728 sq ft home perched on a hill surrounded by mature trees and looking out to phenomenal Hill Country views. The property boasts 800' of Barton Creek waterfront, along with private dock and patio on the water. There is an AG exemption that makes for low taxes. Dripping Springs ISD.

The sprawling, manicured estate has a number of features around every corner. You enter through gate, with 6-ft stone wall flanking the road frontage. To the west of the main home is a traditional barn structure with remodeled 740 sq ft apartment with full kitchen and bath, and 930 sq ft of additional living area ideal for artist's studio, plus garage & workshop area. Directly south of the barn area is a fenced-in garden. Looking out to views is an outdoor pavilion and fire pit area. There are also gated pastures and additional outbuildings for storage. This is a really incredible Hill Country setting.

The 4BR 2.5Bath home, with standing seam metal roof, has a wealth of tasteful touches, and is strategically positioned to take in the views that lead towards Barton Creek. Featuring an open floor plan, the main living is complimented by a wood-burning stove/fireplace. The kitchen is commercial range, with high-end appliances, copper countertops, and mesquite parquet kitchen island. The master suite has jacuzzi tub, walk-in shower, and walk-in closet. Electricity is additionally provided through 11.6kw solar power system, with excess electricity sold back to power company. Among other green features are efficient foam insulation on roof, and outside LED lighting.

This is a private waterfront estate with awesome views, coveted Hill Country terrain and surroundings, great water access—and located only 25 min. from Downtown Austin and 10 minutes from Hill Country Galleria.



Dave Murray, Broker, REALTOR®

DMTX Realty

Coldwell Banker United

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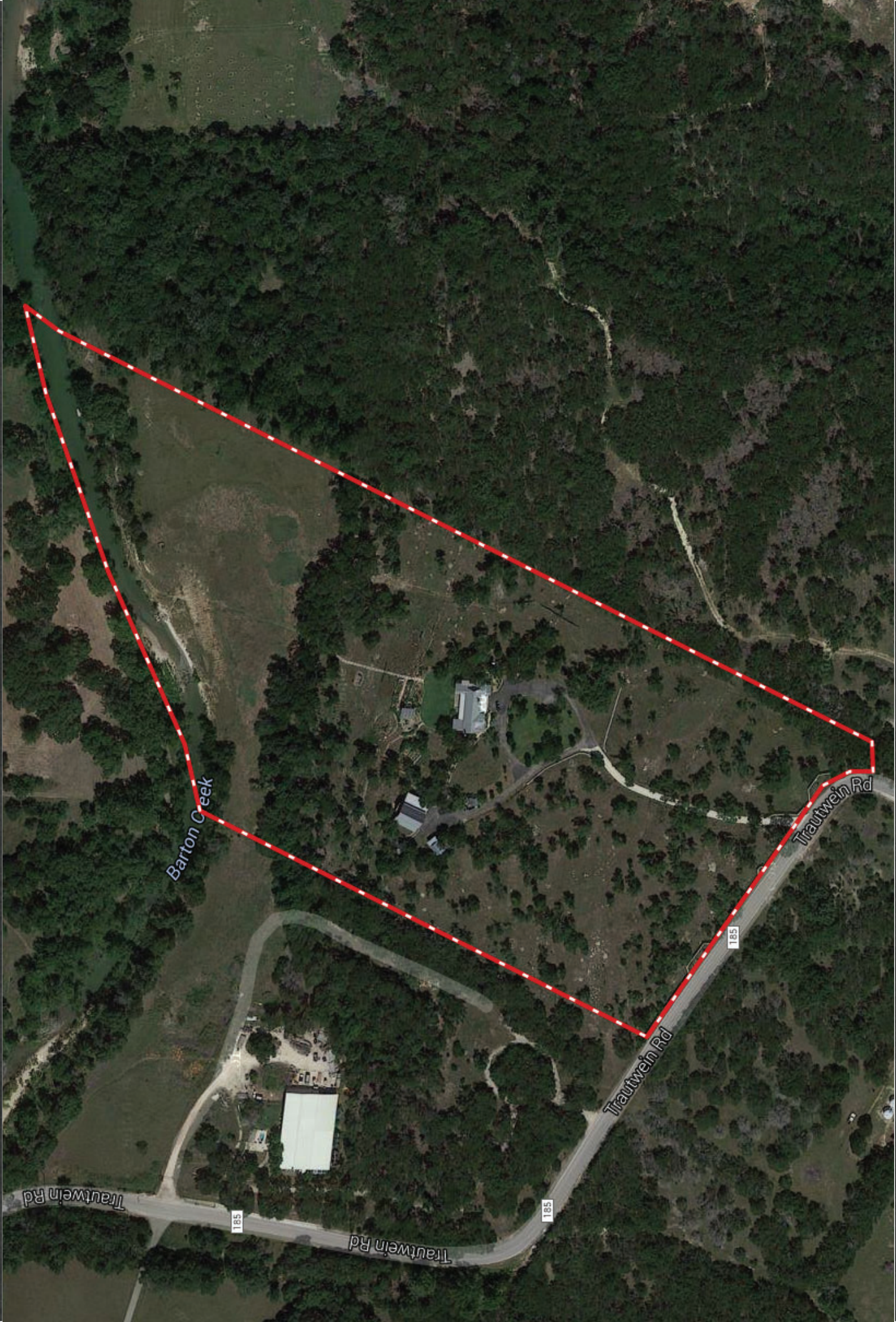
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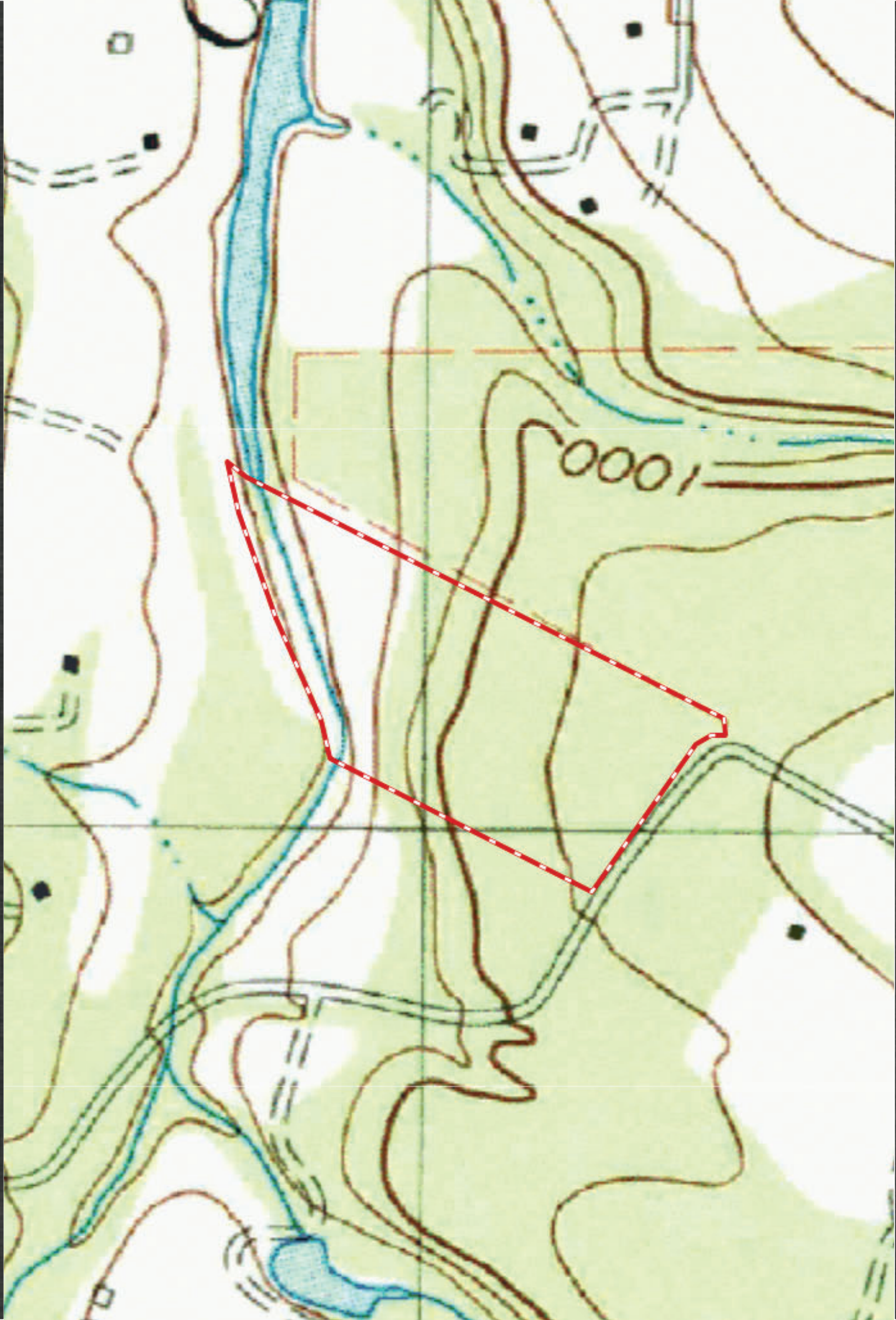
14.5 ACRES - HAYS COUNTY, TX

Coldwell Banker United, Realtors
Dave Murray, Broker



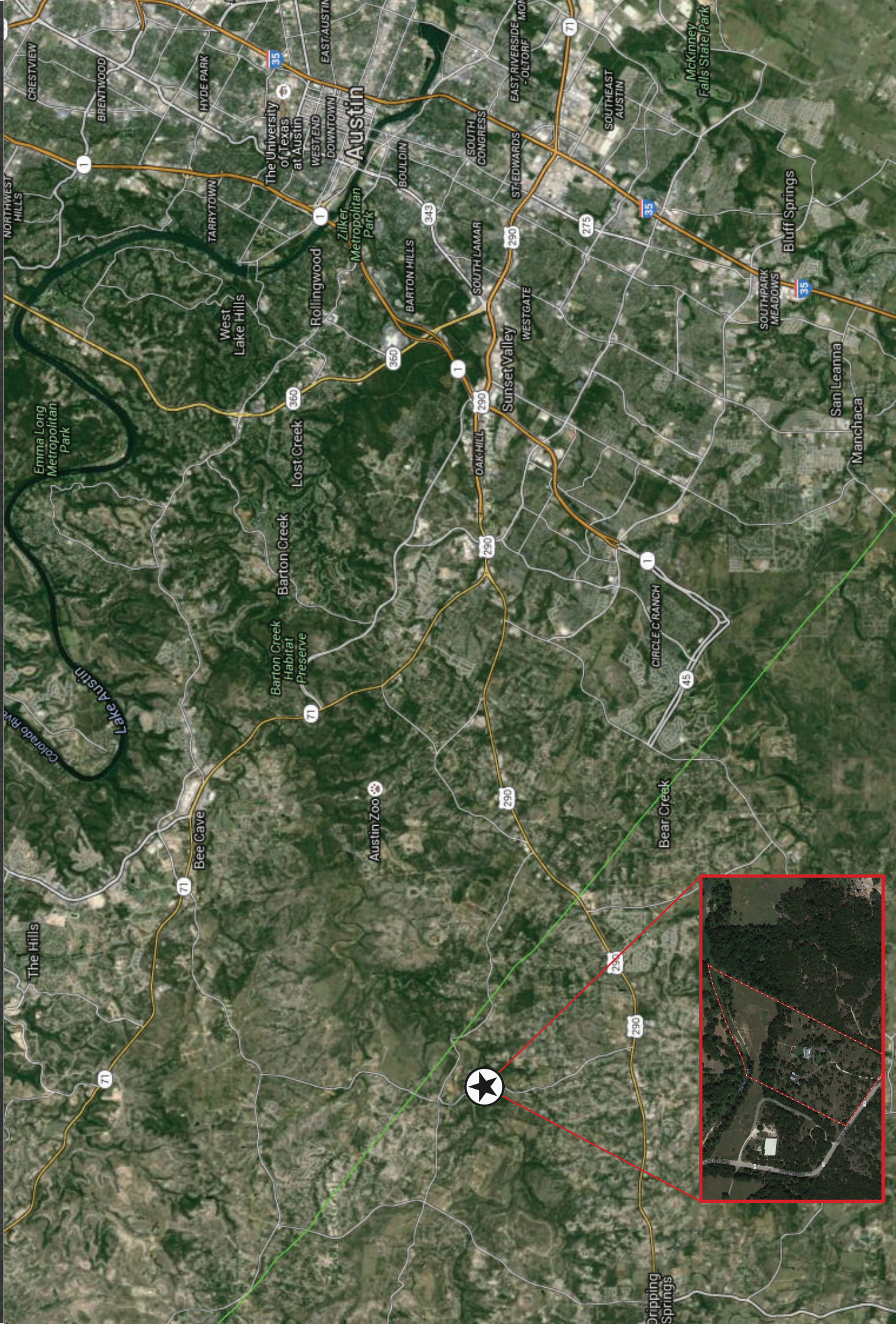
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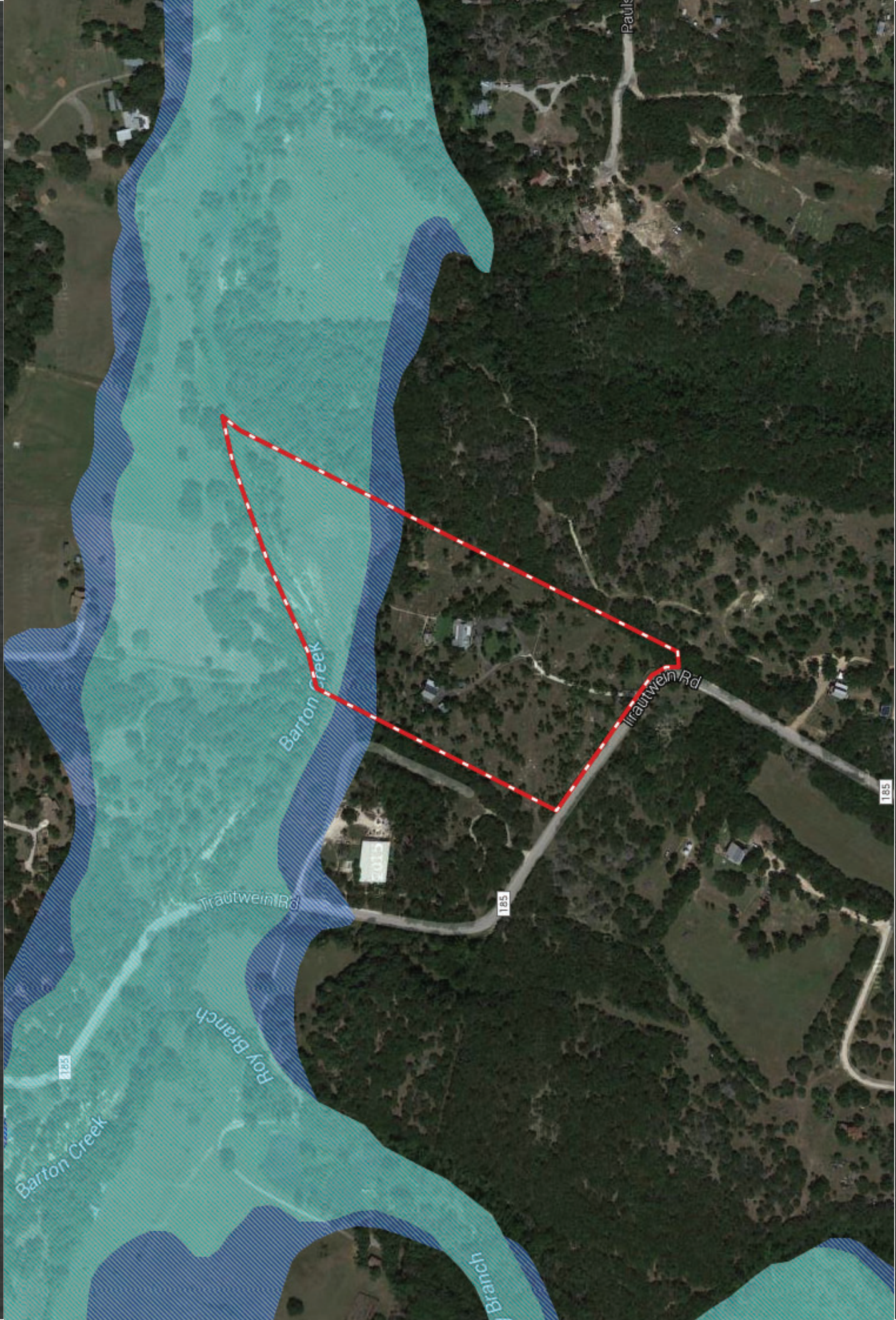
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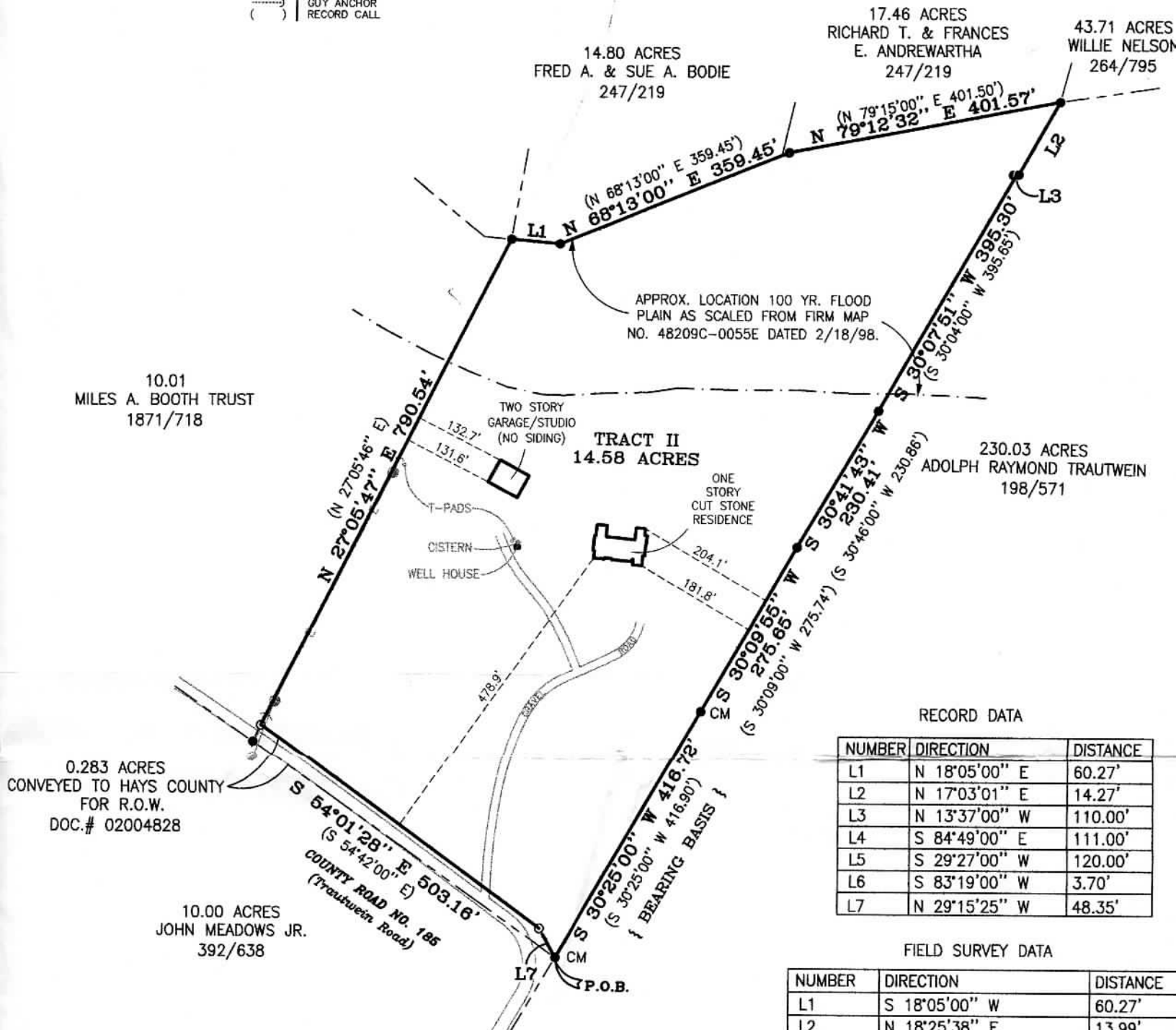




SCALE: 1"=200'

LEGEND

C.M.	CONTROL MONUMENT
●	IRON ROD FOUND
○	1/2" IRON ROD w/ PLASTIC CAP
⊙	STAMPED 'McANGUS SURVEY' SET
⊖	PIPE FOUND
▲	NAIL FOUND
—	WOOD FENCE
—x—	WIRE FENCE
—o—	CHAIN LINK FENCE
P.U.E.	PUBLIC UTILITY ESMT
D.E.	DRAINAGE ESMT
B.L.	BUILDING LINE
●	POWER POLE
—E—	OVERHEAD ELEC LINE
—o—	GUY ANCHOR
()	RECORD CALL



Notes:

1. This tract is subject to restrictive easements and covenants recorded in Vol. 240, pg. 85 Deed Records of Hays County, Texas.
2. The bearings shown hereon are referenced to deed recorded in Vol. 240, Pg. 85 of the Real Property Records of Hays County, Texas.
3. This tract is not subject to roadway agreement recorded in Volume 1207, Page 89 and maintenance agreement recorded in Volume 1330, Page 188 of the Official Public Records of Hays County, Texas