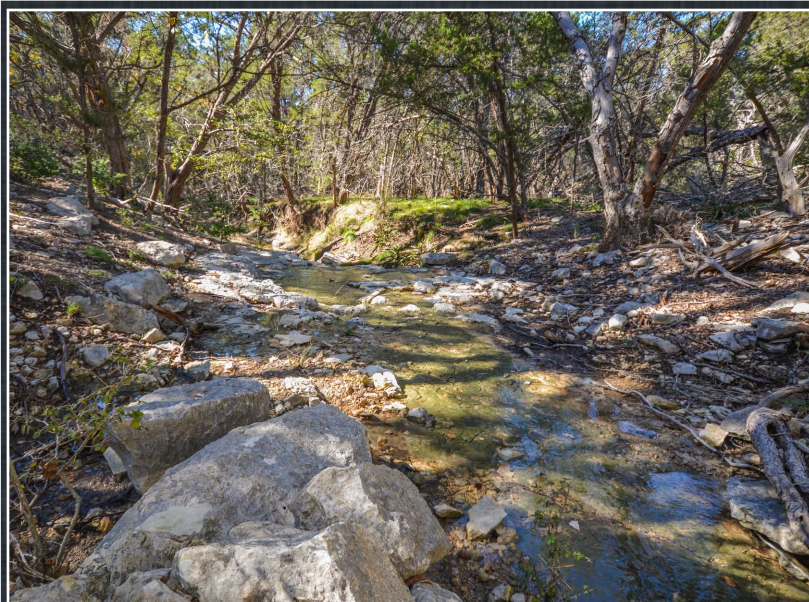


# 9200 McMeans Trail

AUSTIN, TEXAS 78737

**\$1,650,000**

56 Acres



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Coldwell Banker United

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56 acres

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## Location

McMeans Trail is located off the intersection of TX-45 and FM 1826, southwest of downtown Austin., just 16.5 miles from the Capitol Building. Property situated at the end of all-weather road McMeans Trail. Very private.

## Water

2 wet-weather creeks run through the 56 acres, winding through the forest surrounding the home site. Smooth rock-bottom creek water forms small waterfalls at points, giving a peaceful feel to the surrounding nature. There are also good sites for a pond to be installed.

## Land

This property showcases the best of the Hill Country, having two hilltops with views for miles and the valley in between. The current owners have made a network of walking and biking trails that wind throughout it, allowing easy access to any point, while maintaining the pristine beauty of the land. There is a wealth of mature trees spanning the property, with many oaks and elms.

## Home

There is a traditional farmhouse with an estimated 2525 square feet built around 1950 that has been extensively remodeled and expanded. There are 4 bedrooms and 3 baths. Behind the home is an expansive outdoor living area with deck, as well as a swimming pool and spa. Several outbuildings sit near the main house. There is a 12X16 workshop with heat and AC, and a storage room of the same size, separated by a breezeway or small carport in the old Texas "dog-trot" style. There are also a 16 x 24 game room with pool table, and a well shed that holds water softening equipment and provides extra storage space.

## Wells/Tanks

There are 5 water tanks on the property with one 3000 gallon tank serving as a holding tank for the well. The others, of varying sizes, serve to collect and store rainwater for use in the pool and landscaping.

## Restrictions

There are no significant restrictions.

## Taxes

Taxes are currently at approx. \$14,895 per year for the 56 acres.

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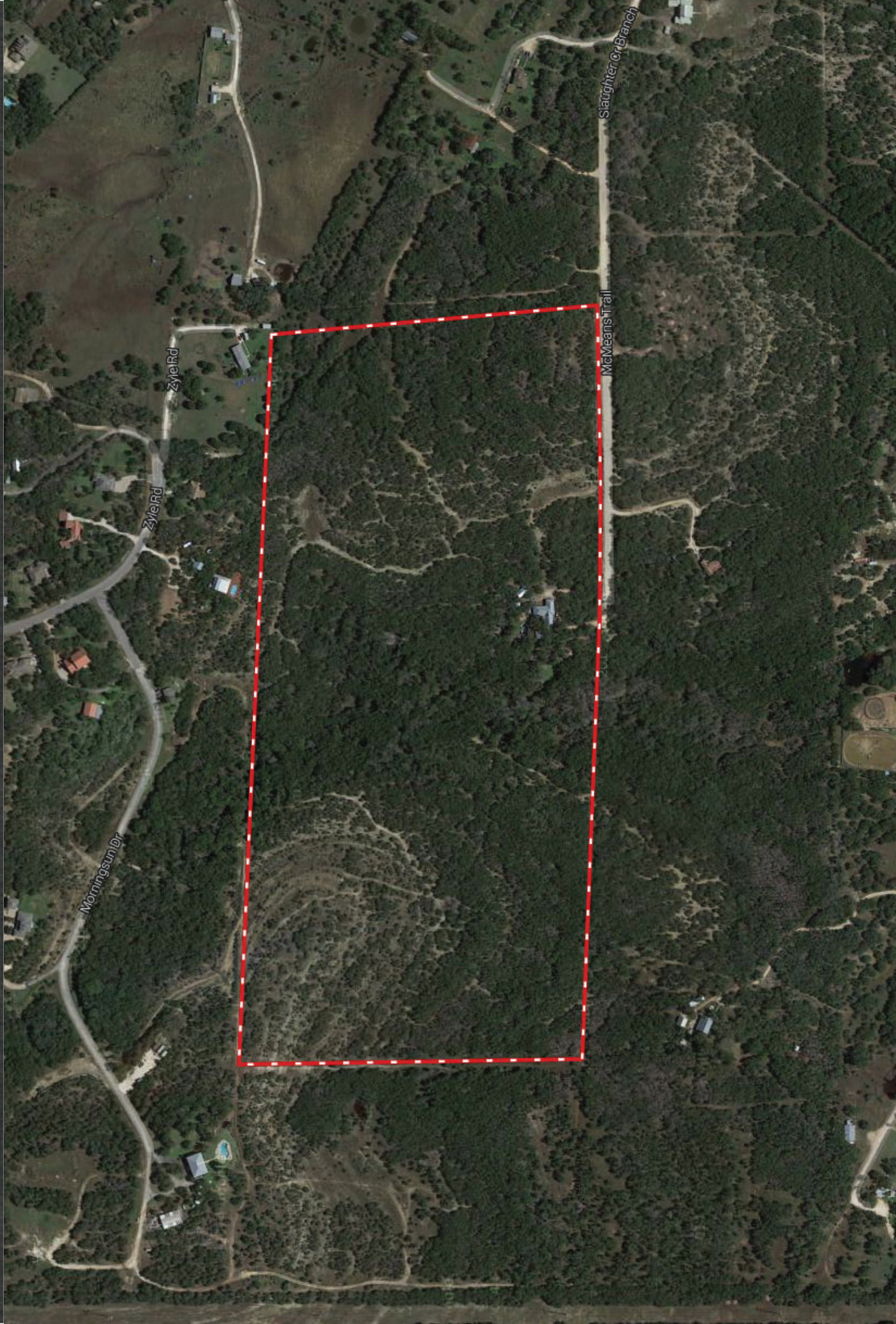
**This 56 acre slice of Hill Country features pristine Texas land, while only being 20 minutes from Downtown via nearby South Mopac. It offers hills with peaks showcasing amazing views. Nature is right out the door, with surrounding forest and winding wet-weather creeks complimenting the trails that run throughout. The location at the end of McMeans Trail allows for great privacy, while being surrounded by large ranches and acreage tract developments. This is prime Hill Country with great topography and water features.**



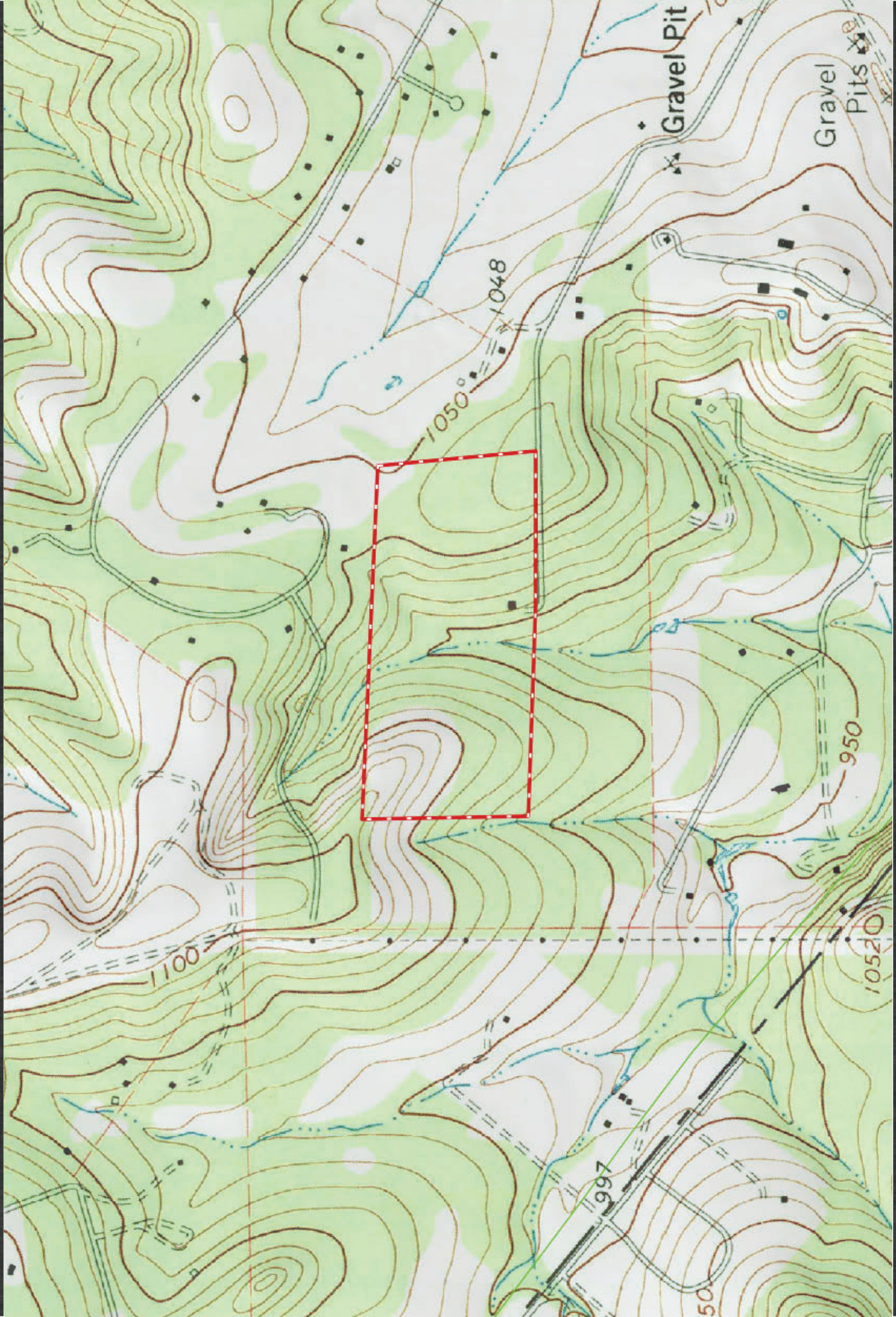


TRAVIS COUNTY, TX - 56 ACRES

Coldwell Banker United, Realtors  
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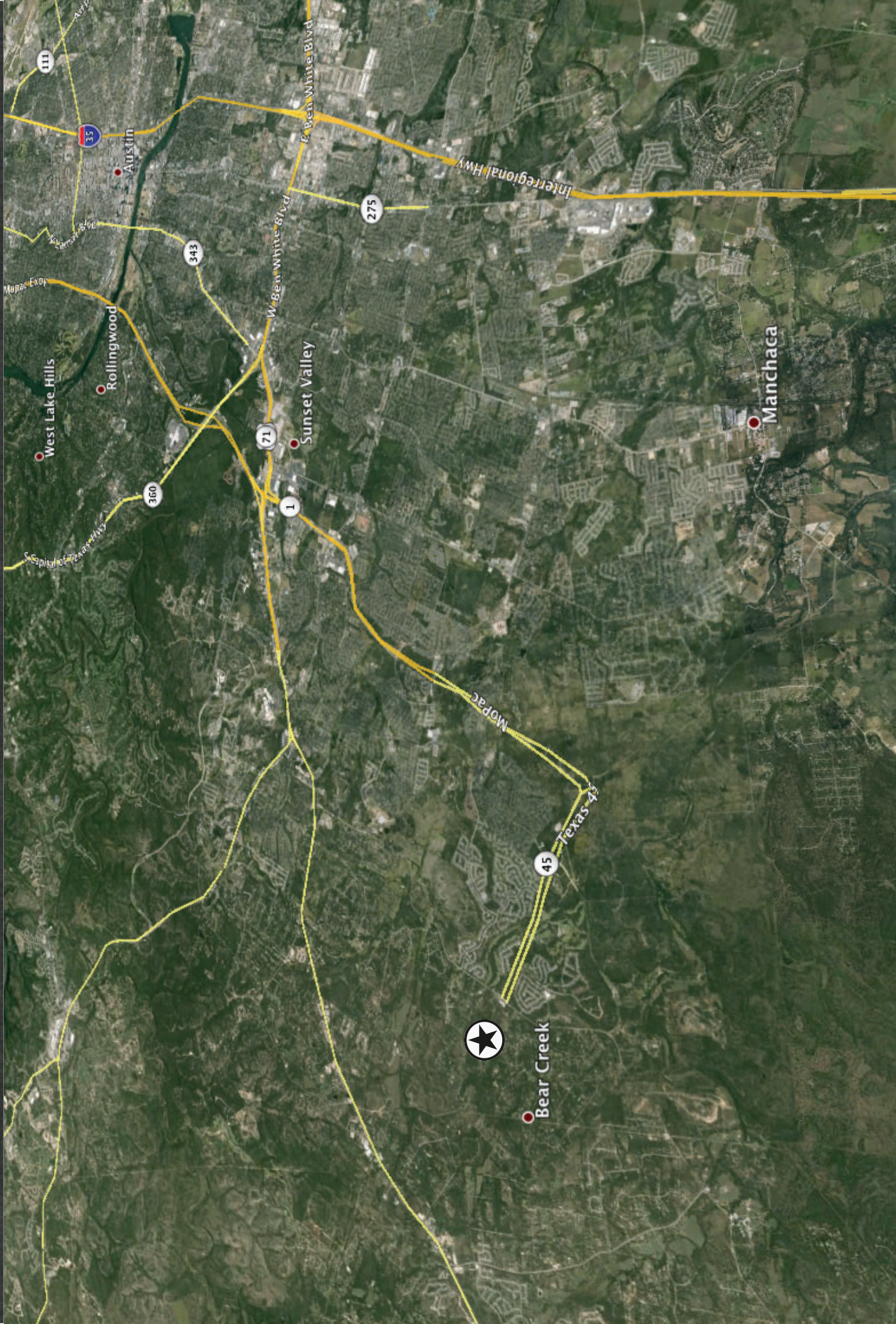


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