

DMTX

REALTY GROUP

#1 Team/Top 1%

12115 Bradshaw Rd

AUSTIN, TEXAS 78747



Austin, Texas - 66 Acres with great commercial potential 1 mile from intersection of IH-35 & 45 with lots of frontage on FM 1327 and Bradshaw Rd. Minutes from downtown, 4 separate lots can be subdivided.

Limestone home with 6-car carport, could be converted into barn with plumbing stubbed in. Extensive outdoor area features two hot tubs with waterfalls spilling into swimming pool + private outdoor shower. Screened in front-porch nearly spans the width of the home with doors off formal dining & living areas as well as family room, overlooking beautifully landscaped & well manicured yard, private & fenced.



Dave Murray, Broker
The Dave Murray Team
Coldwell Banker United, Realtors
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e: info@dmty.com

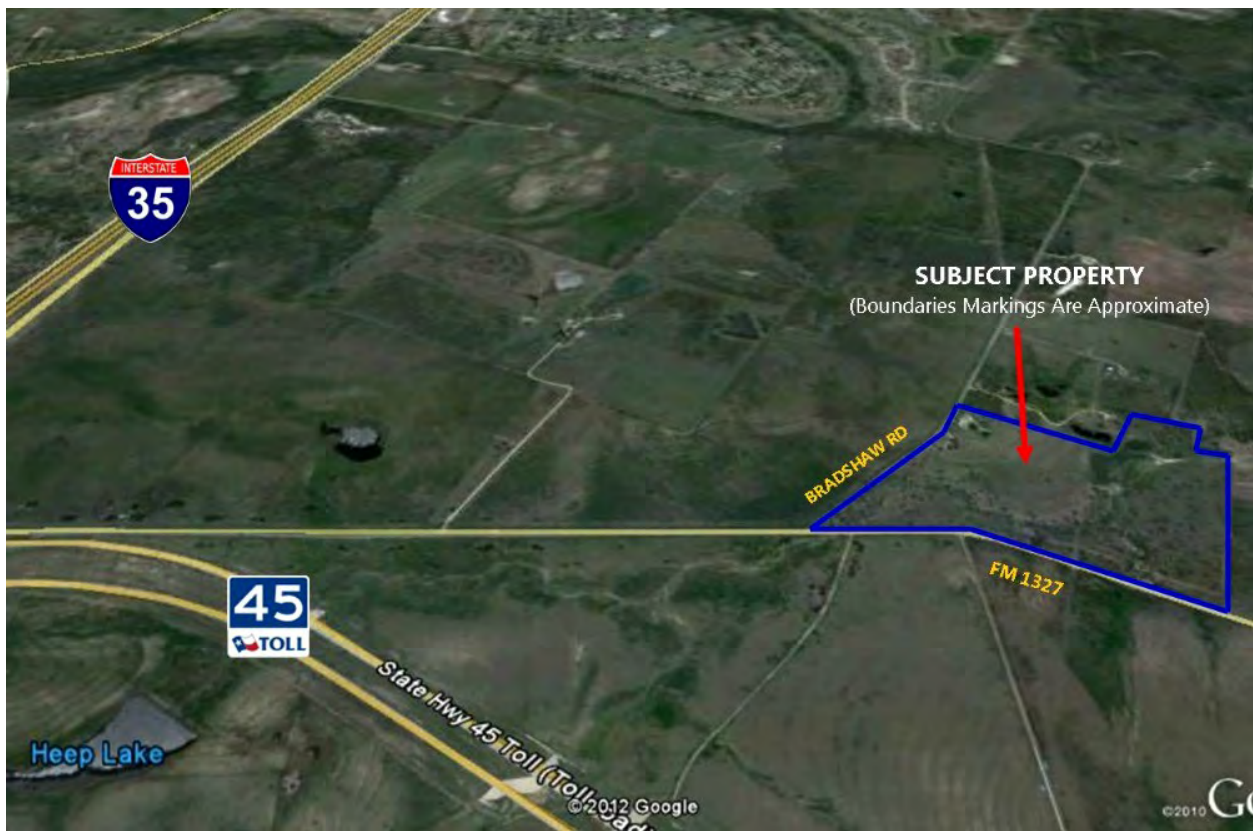
Offered at: \$1,500,000

MLS# 7613473



AUSTIN RANCH WITH HOME PROPERTY FACT SHEET

- Austin ranch with excellent road frontage on Bradshaw Rd. & FM 1327
- 5 minutes into downtown, easy access to IH-35 and 130 Tollway
- Landscaped and gated entry
- Beautifully landscaped yard, plenty of mature pecans, private & separately fenced off from acreage
- Recently remodeled 2,050 SF home features 3 bedrooms, 2 baths and 2 living areas
- Nice hardwoods throughout
- Living room and family room with fireplaces
- Kitchen with granite counters, stainless appliances and center island
- Formal study
- Private covered porch off master
- Long screened in front porch
- Lavish swimming pool with dual hot tubs, waterfalls and outdoor shower
- Extensive patios and outdoor areas
- 6-car carport that could be converted into barn, plumbing stubbed in
- Great views on this Austin ranch
- Fully fenced
- Located on the corner of FM 1327 and Bradshaw Rd. - excellent commercial potential
- Can be subdivided
- [Hays ISD](#)



TRAVIS COUNTY, TX - 66.6672 AC

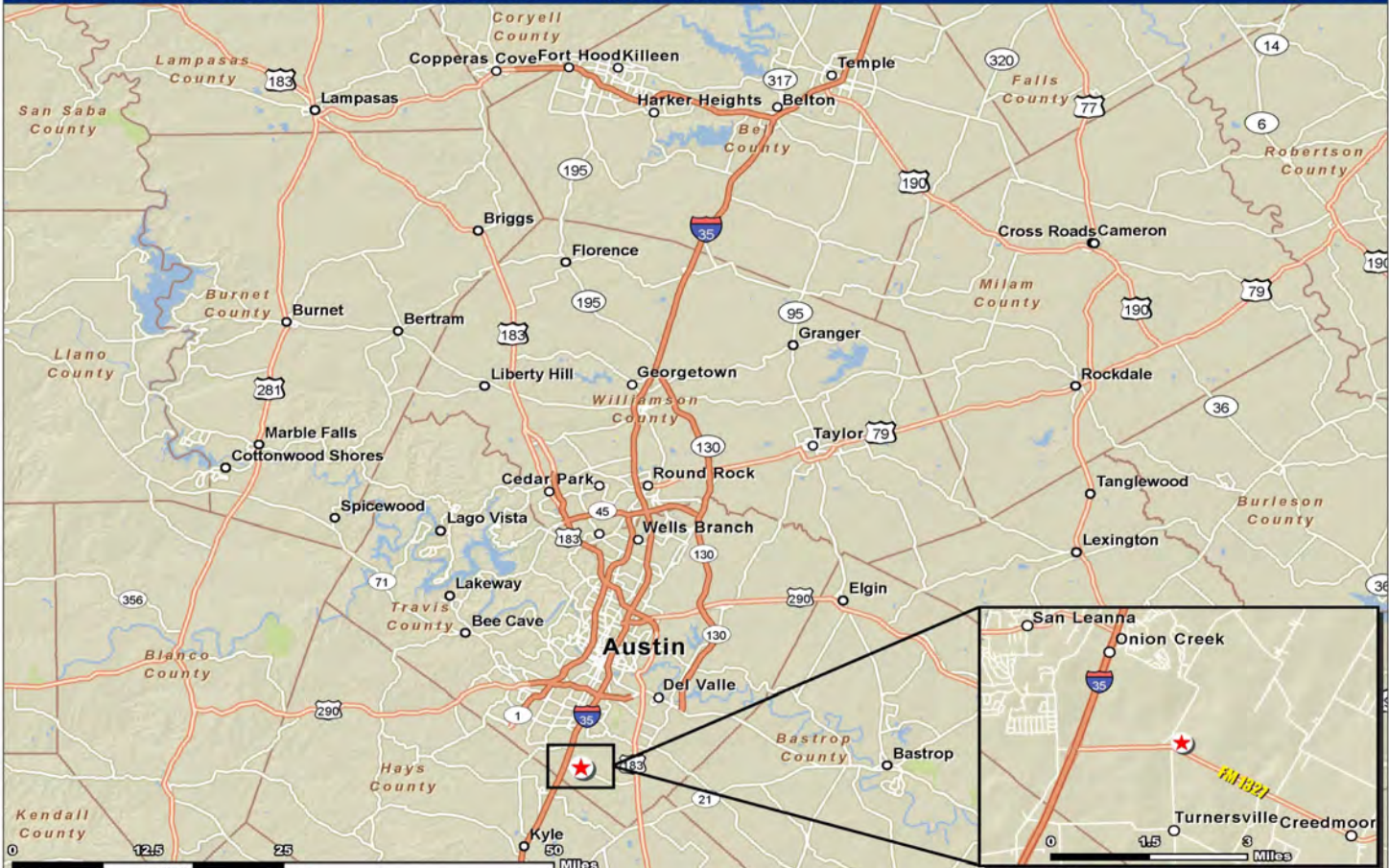
Dave Murray

9442 Cap. of Texas Hwy N, Arboretum Plaza One, Ste. 600 Austin, TX 78759

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www.dmtx.com

COLDWELL BANKER



Date: August 29, 2012
Scale: 1: 750,000
Data Source: ESRI

Property



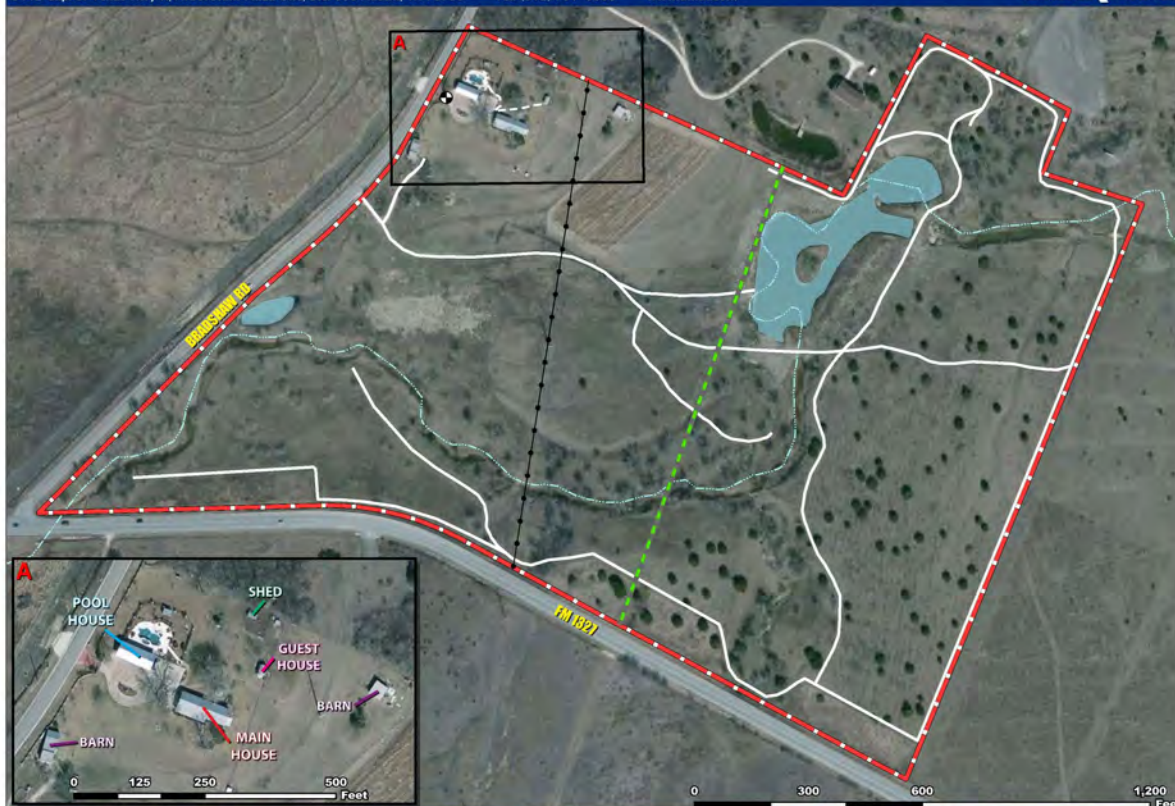
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512-757-1484 www.frontiergis.com

FOR MORE INFORMATION ON THIS PROPERTY AND ALL OF OUR OTHER LISTINGS VISIT: **www.DMTX.com**

TRAVIS COUNTY, TX - 66.6672 AC

Dave Murray
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Date: August 30, 2012
Scale: 1:3,450
Data Source: TNIS
Aerial Photo: February 2011

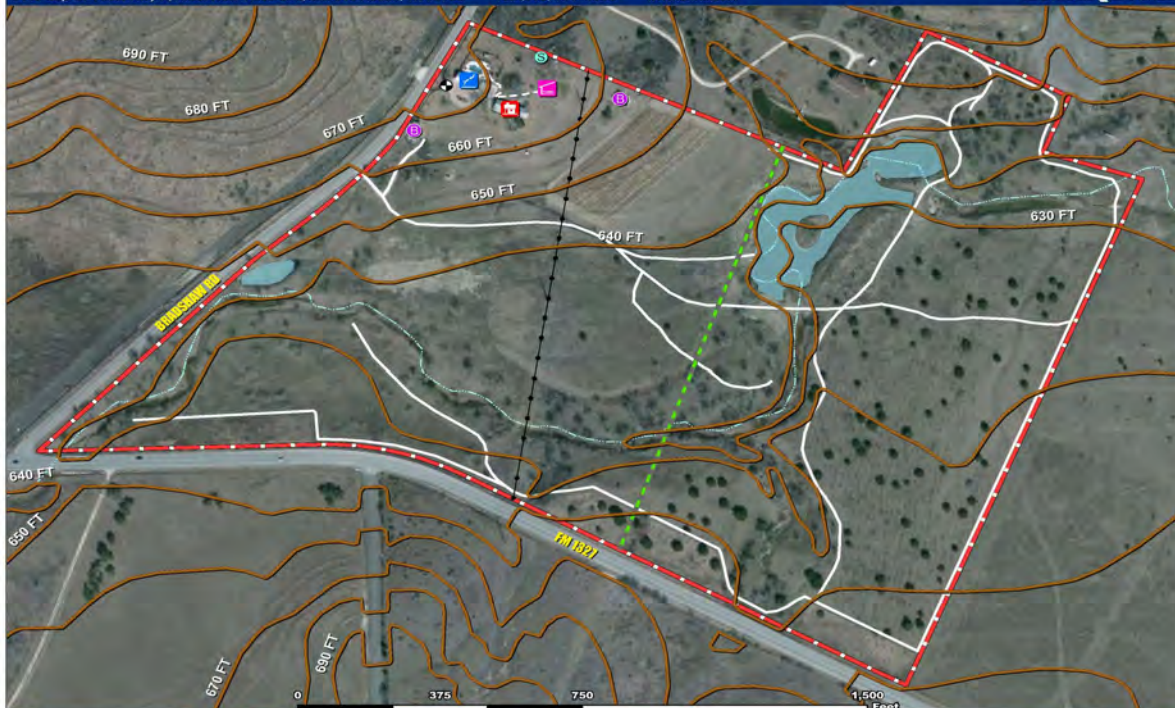
Gate Walkway Pipeline Easement Pond/Tank
Road/Trail Electrical Easement Stream Boundary

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TRAVIS COUNTY, TX - 66.6672 AC - TOPOGRAPHIC ANALYSIS (10 FT CONTOURS)

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Date: August 30, 2012
Scale: 1:3,450
Data Source: TNIS

Barn Guest House Pool House Road/Trail Electrical Easement Stream 10- Ft Contour
Gate House Shed Walkway Pipeline Easement Pond/Tank Boundary

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FOR FULL LISTING DETAILS & MORE INFORMATION - PLEASE VISIT :

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