



Coldwell Banker United

24005 Pedernales Canyon Trail

Spicewood, TX 78669

\$1,399,000

- 11.2 Acres
- Private & Gated
- 4,742 sq ft Main Home
- 3 Bedroom, 4 Bath
- Custom Home with Open Floor Plan
- Large Kitchen with Commercial Grade Appliances, Breakfast Bar
- Surplus of Outdoor Living Area, with Sprawling Patio, Balconies
- Swimming Pool with Spa
- Detached High-end Barn with Room for 7+ Vehicles
- 1,167 sq ft Guest Apartment
- 2 Bedroom, 2 Bath
- 2-stall Horse Barn, Tack Room
- Lake Travis ISD



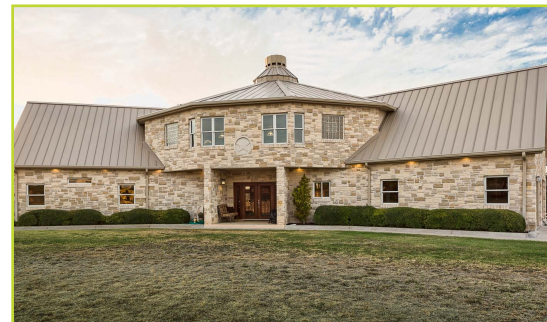
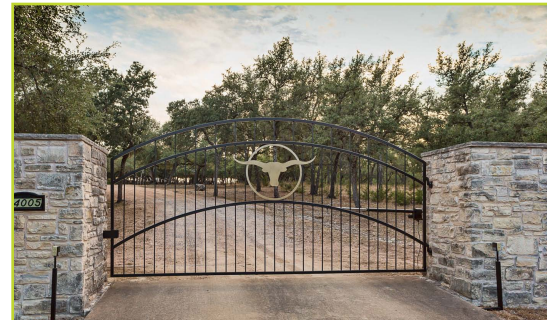
MLS# 3611867 | Travis County | Co-listed with Cheryl Albanese, Realtor®

This is an incredible buy this close-in to Greater-Austin, and within district for award-winning Lake Travis ISD schools. This is a meticulously maintained luxury ranch estate, with fantastic views and great privacy. The equestrian and livestock facilities make this an ideal gentleman's ranch as well.

The 4,742 sq ft 3Br 4Bath custom luxury home is situated to take in Hill Country views, and features an open floor plan with windows looking out to the scenic countryside. The home has a great flow to it and is centered by a beautiful see-through stone fireplace. The oversized kitchen opens to the living area, and has commercial grade appliances, multiple sinks, and a breakfast bar area. The master suite has its own fireplace, along with jetted tub, walk-in shower, and dual vanities. The home also has a great wine cellar. There is a surplus of outdoor living, with wrap-around covered porch and balcony overlooking a sprawling patio area featuring a beautiful pool area with waterfall and spa.

There is also a great barn with room for multiple vehicles or RVs, with sprawling workshop area. Attached to the garage is a guest apartment with full kitchen and 2 bedrooms. This property could make for a great in-law plan or family compound. The property currently has 4 longhorns on it, which could potentially convey with sale. It is also set-up for an equestrian operation, with a 2-stall horse barn, tack room, and corral. The property is fully fenced, and there are fenced pastures for grazing.

The ranch has a wealth of native wildlife, including white-tail deer, foxes, turkey, as well as a vast variety of native birds including roadrunners. The location is exceptional, with easy access to Bee Cave and Hill Country Galleria via Hwy 71, and to the sprawling Hill Country area book-ended by Johnson City and Fredericksburg. Greater-Austin is only 30 minutes away. Fantastic parks like Pace Bend are nearby, as well as marinas with access to Lake Travis.



Dave Murray, Broker, REALTOR®

DMTX Realty

Coldwell Banker United

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dmtx.com







High-end Barn

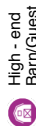
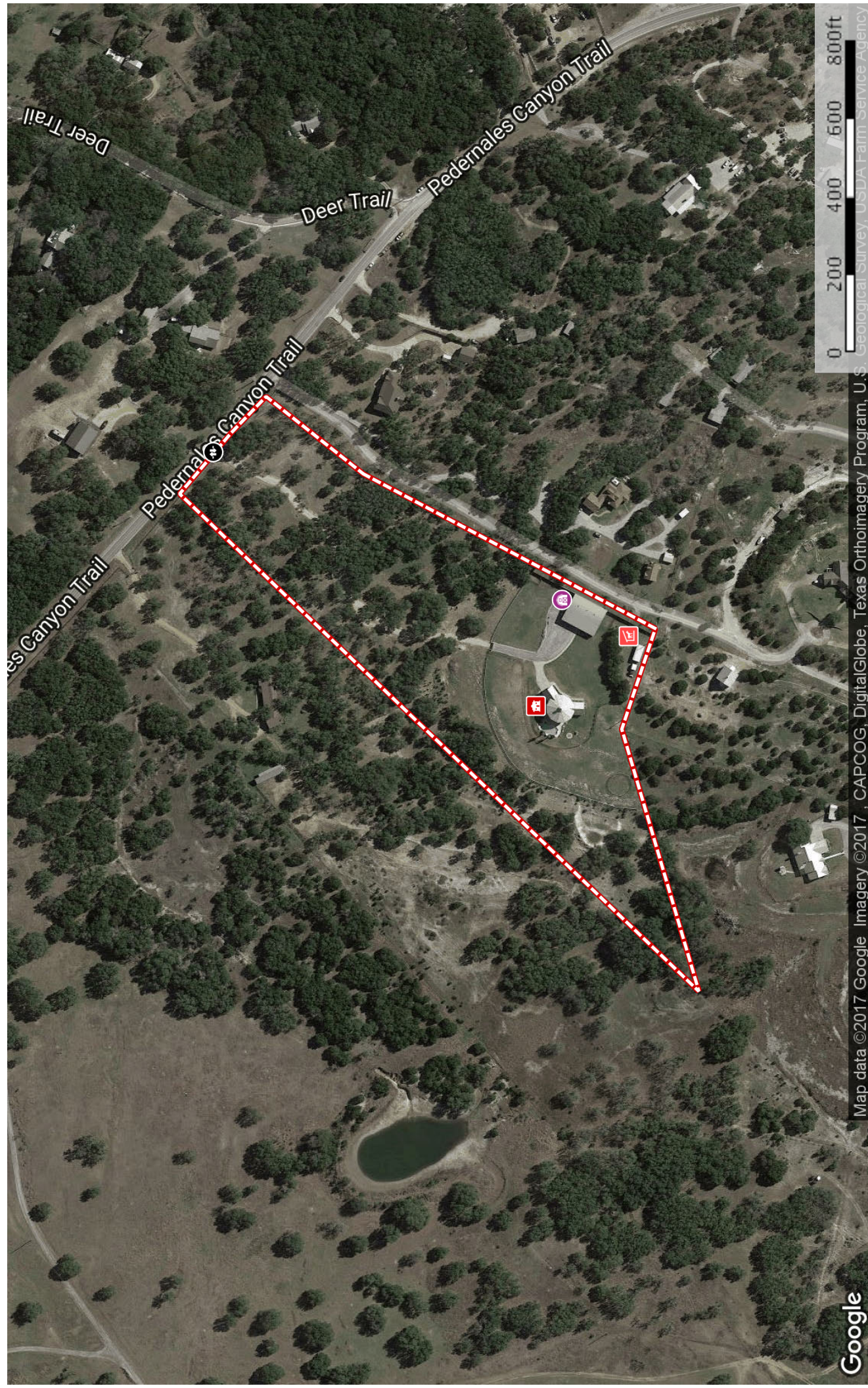


Guest Apt.



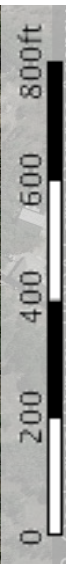
Room for Multiple Vehicles





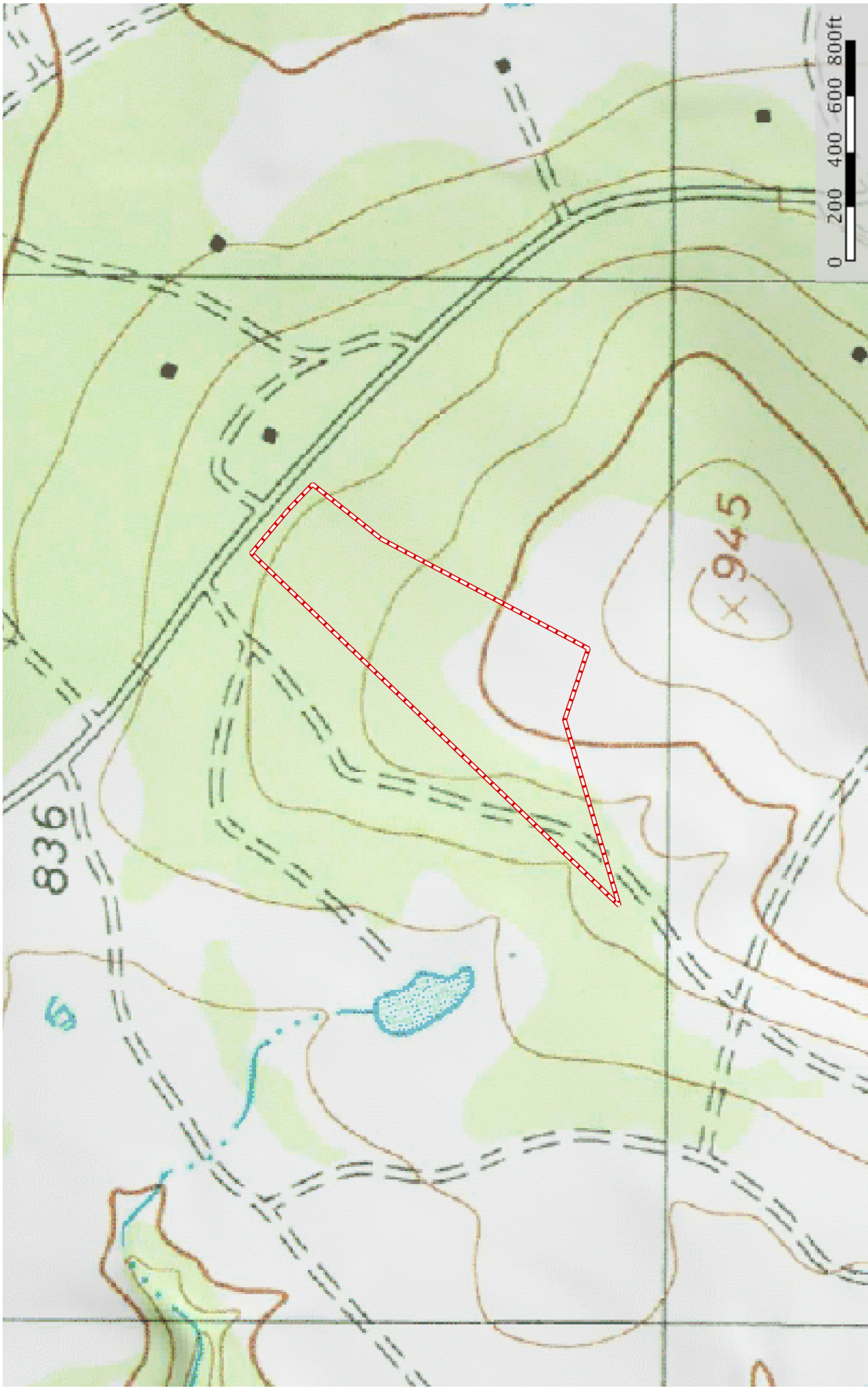
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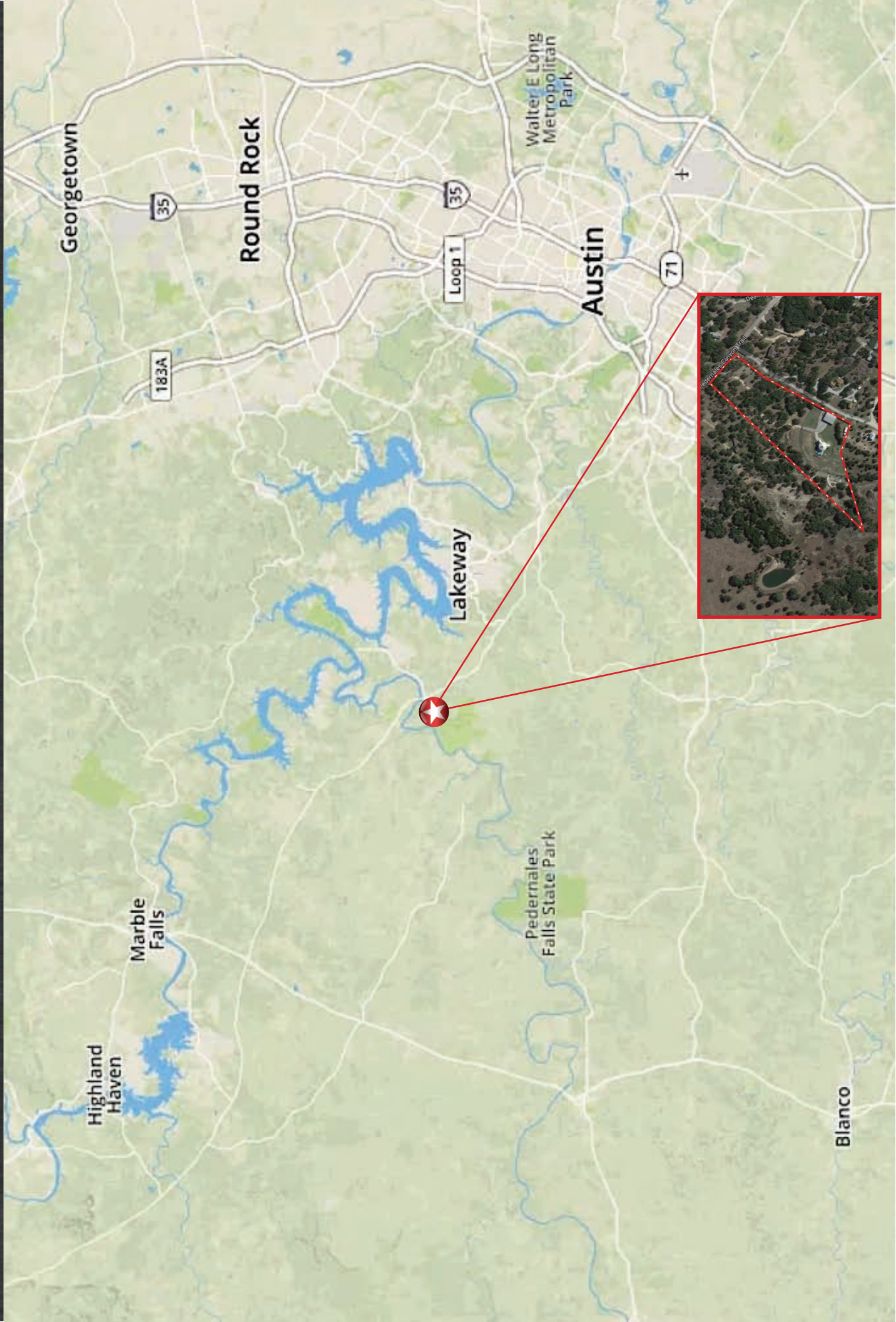
Map data ©2017 Google Imagery ©2017, CAPCOG, DigitalGlobe, Texas Orthoimagery Program, U.S. Geological Survey



Pedernales Canyon Trail

Travis County, Texas, 11.2 AC +/-





SAMFORD & ASSOCIATES
LAND SURVEYING
TEL: 441-5601 FAX: 441-5603

SURVEY PLAT

4360 S. CONGRESS AVENUE
AUSTIN, TEXAS 78745
SUITE 109



SCALE: 1"=80'

LEGEND

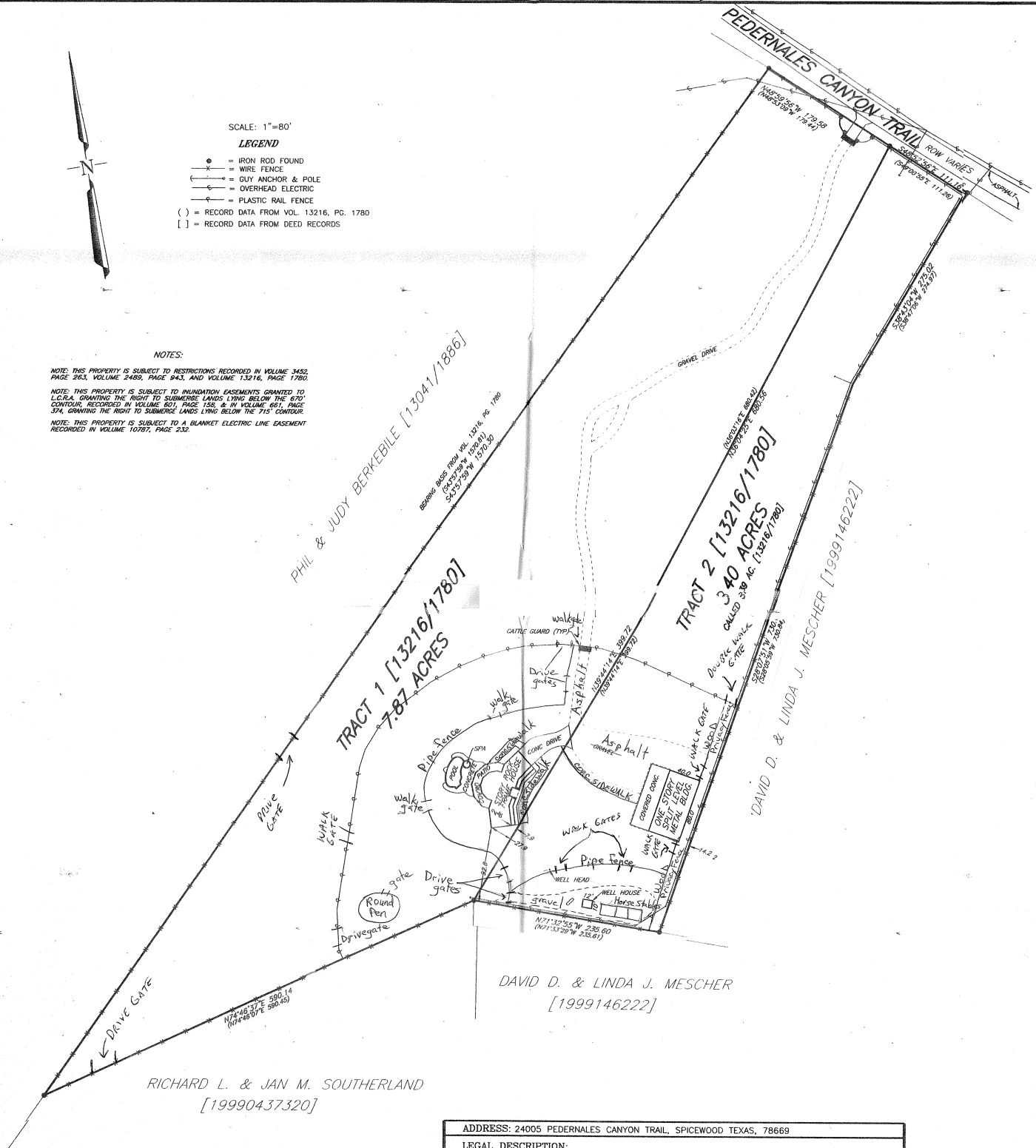
- = IRON ROD FOUND
- = WIRE FENCE
- = GUY ANCHOR & POLE
- = OVERHEAD ELECTRIC
- = PLASTIC RAIL FENCE
- () = RECORD DATA FROM VOL. 13216, PG. 1780
- [] = RECORD DATA FROM DEED RECORDS

NOTES:

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 3452, PAGE 263, VOLUME 2489, PAGE 943, AND VOLUME 13216, PAGE 1780.

NOTE: THIS PROPERTY IS SUBJECT TO INUNDATION EASEMENTS GRANTED TO L.C.R.A. GRANTING THE RIGHT TO SUBMERGE LANDS LYING BELOW THE 670' CONTOUR, RECORDED IN VOLUME 601, PAGE 158, & IN VOLUME 601, PAGE 374, GRANTING THE RIGHT TO SUBMERGE LANDS LYING BELOW THE 715' CONTOUR.

NOTE: THIS PROPERTY IS SUBJECT TO A BLANKET ELECTRIC LINE EASEMENT RECORDED IN VOLUME 10797, PAGE 232.



RICHARD L. & JAN M. SOUTHERLAND
[19990437320]

DAVID D. & LINDA J. MESCHER
[1999146222]

ADDRESS: 24005 PEDERNALES CANYON TRAIL, SPICEWOOD TEXAS, 78669

LEGAL DESCRIPTION:

TRACT 1, 7.87 ACRES OF LAND OUT OF THE EDWARD GRITTEN SURVEY, NO. 1, ABSTRACT NO. 13 SITUATED IN TRAVIS COUNTY, TEXAS; AND MORE PARTICULARLY DESCRIBED AS TRACT 1, IN A WARRANTY DEED FROM HARRY SIMON, TO DANIEL STEWART RECORDED IN VOLUME 13216, PAGE 1780, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2, 3.40 ACRES OF LAND OUT OF THE EDWARD GRITTEN SURVEY, NO. 1, ABSTRACT NO. 13 SITUATED IN TRAVIS COUNTY, TEXAS; AND MORE PARTICULARLY DESCRIBED AS TRACT 2, IN A WARRANTY DEED FROM HARRY SIMON, TO DANIEL STEWART, RECORDED IN VOLUME 13216, PAGE 1780, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD STATEMENT: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 481026-0390-E, DATED 6/16/93, THIS PROPERTY IS LOCATED IN ZONE X, DEFINED THEREON AS: "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN".

NOTE: THE FLOOD STATEMENT AND THE F.I.R.M. FROM WHICH IT WAS DEVELOPED ARE FOR ADMINISTRATION OF THE NATIONAL FLOOD INSURANCE PROGRAM ONLY. THE F.I.R.M. DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING; PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE OR ALL PLANNING FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THE COMMUNITY MAP REPOSITORY SHOULD BE CONSULTED FOR POSSIBLE FLOOD HAZARD INFORMATION PRIOR TO THE USE OF THIS MAP FOR PROPERTY PURCHASE OR CONSTRUCTION PURPOSES.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY PLAT DOES CORRECTLY REPRESENT THE FINDINGS OF A SURVEY PERFORMED ON THE GROUND OF THE PROPERTY AS SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS FROM OR ONTO THIS PROPERTY, EXCEPT AS SHOWN HEREON, AND THAT THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: DANIEL N. STEWART AND LINDA H. STEWART
SELLER: N/A

G.F.#: 000303342

LENDER: FIRST HORIZON HOME LOAN
TITLE CO.: CHICAGO TITLE INSURANCE COMPANY
PLAN No.: 030233K

SURVEY DATE: 6/23/03



MICHAEL SAMFORD, R.P.L.S. 3693
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