



# Gracieland

**355 Bon Winde Rd, Georgetown, TX**

**17 Acres**

**\$2,285,000**



**SECLUDED**



**DESIRABLE LOCATION**



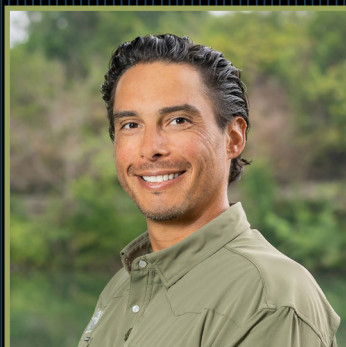
**WILDLIFE**

**Gracieland is a small outdoor recreational/residential paradise close to town! These 17 acres have everything you need for a near-urban but relaxing lifestyle-privacy, easy access, wildlife, a fishing pond, and more!**

**It is difficult to describe the amount of diversity on this property. Oaks, elms, hackberries, juniper, and mesquite are scattered throughout the property, which is open in some areas and heavily wooded in others. White-tailed deer and wild turkey frequent the property, and exotics like axis, sika, and red deer are seen regularly. The current owners harvest all the wild game they need just steps from the house. The fishing pond was designed with bass in mind and has topological structure as well as trees and other debris added.**

**There is a 4-bed, 2.5-bath, 2,530 sq ft house built in 1992, which the owners currently use on the weekends. Water is provided by the City of Georgetown, PEC electric, and septic which has been maintained. There is also a 1,665 sq ft metal barn / workshop that is in good condition and an RV pad with a 30amp hookup.**

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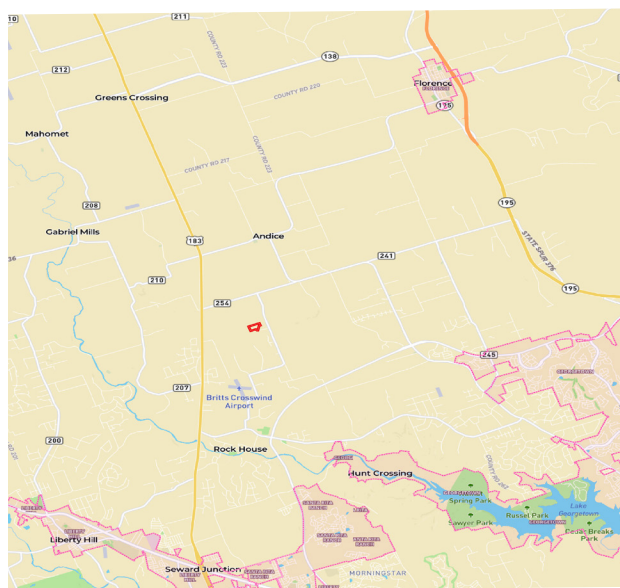
**Craig Bowen**

**Partner- Broker Associate**

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**(512) 571-4305**





## LOCATION

**Williamson County, Florence ISD**

**20 minutes north of Leander/Cedar Park, 30 minutes northwest of Georgetown, 45 minutes to Austin-Bergstrom international Airport.**

## DIRECTIONS

**From Leander, take 183A North to CR 254/255, the property is only 3 minutes off of 183A.**

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Boundary







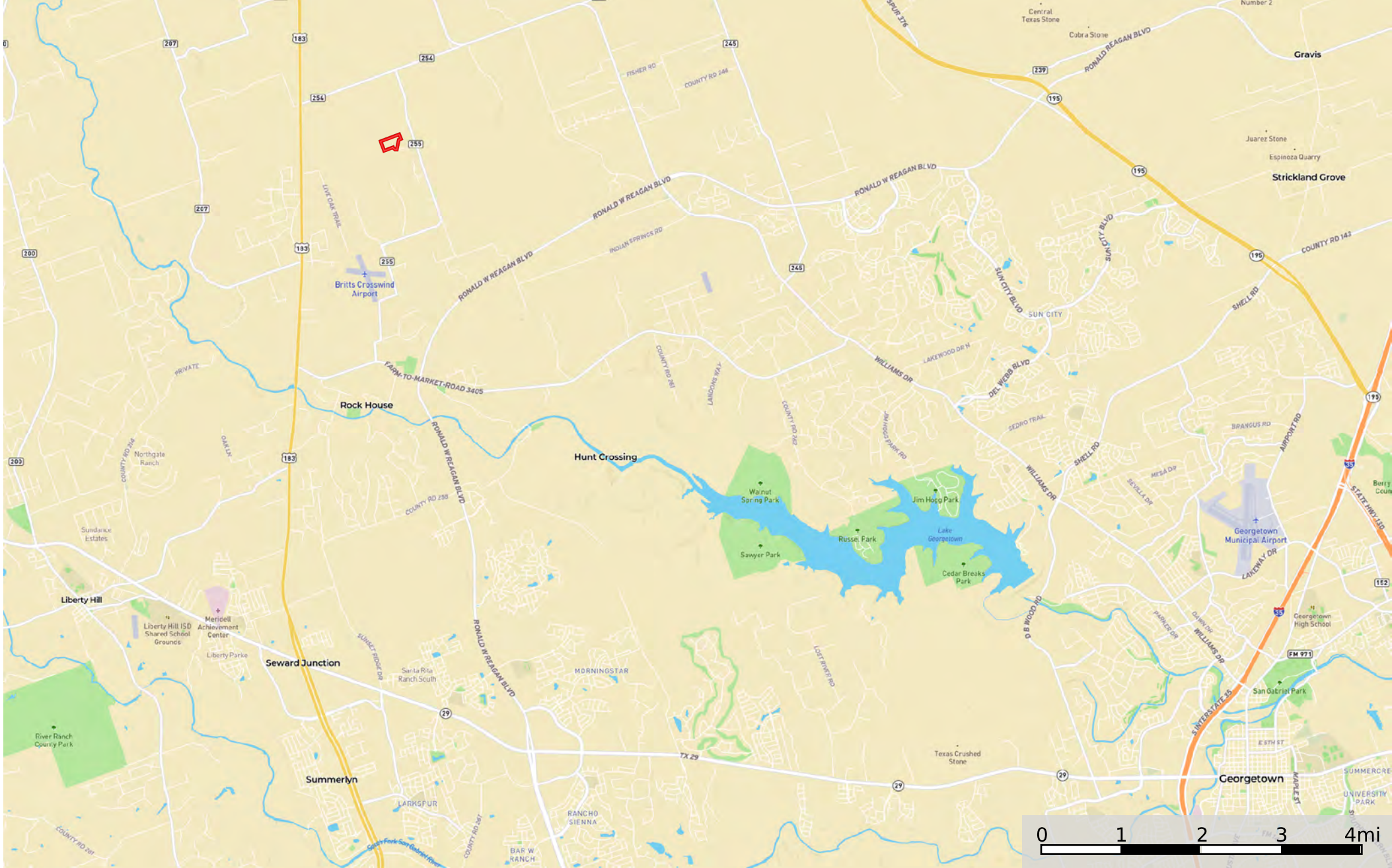
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body





- Boundary
- Neighbors
- Stream, Intermittent
- River/Creek
- Water Body





 Boundary

