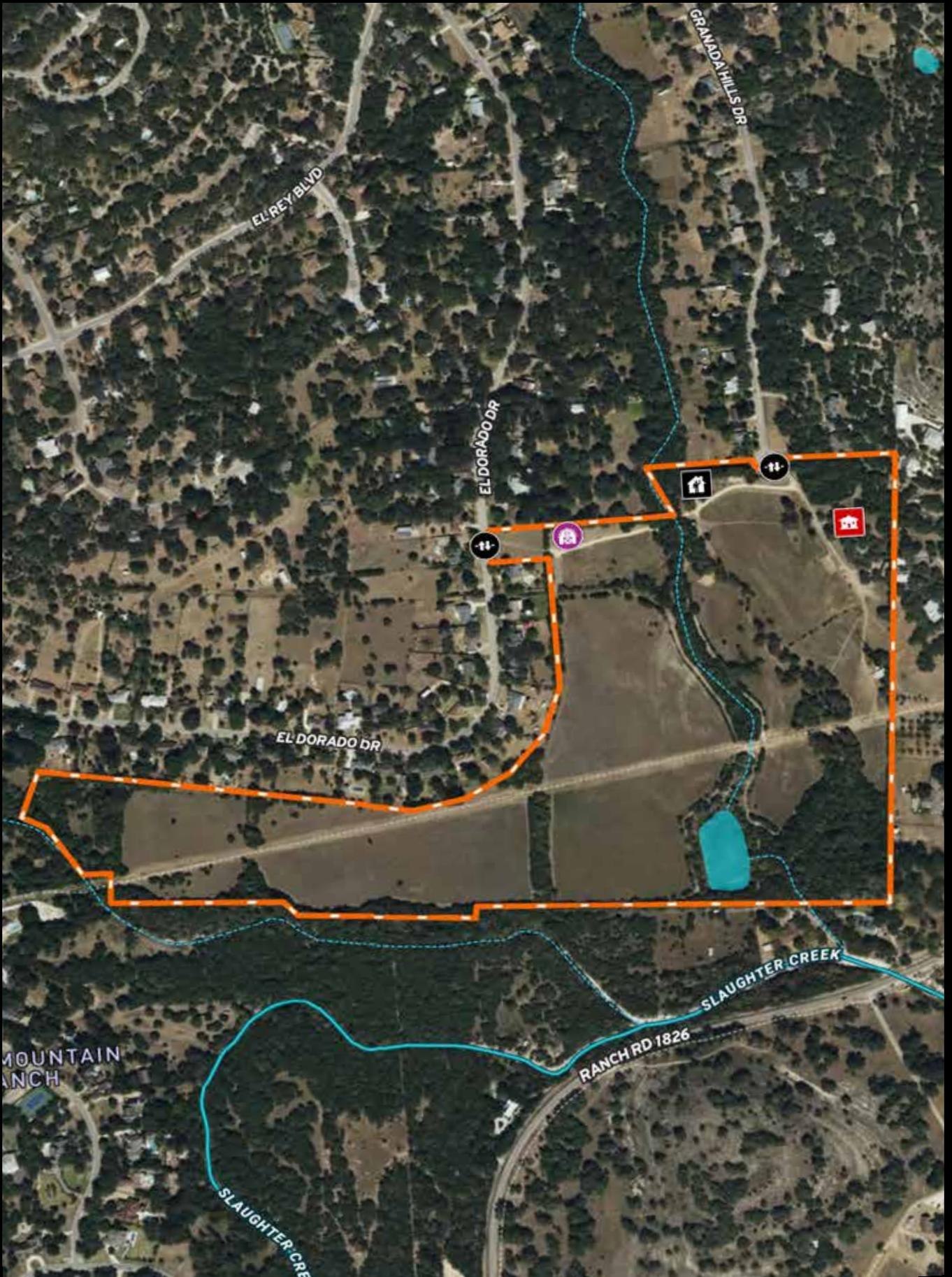


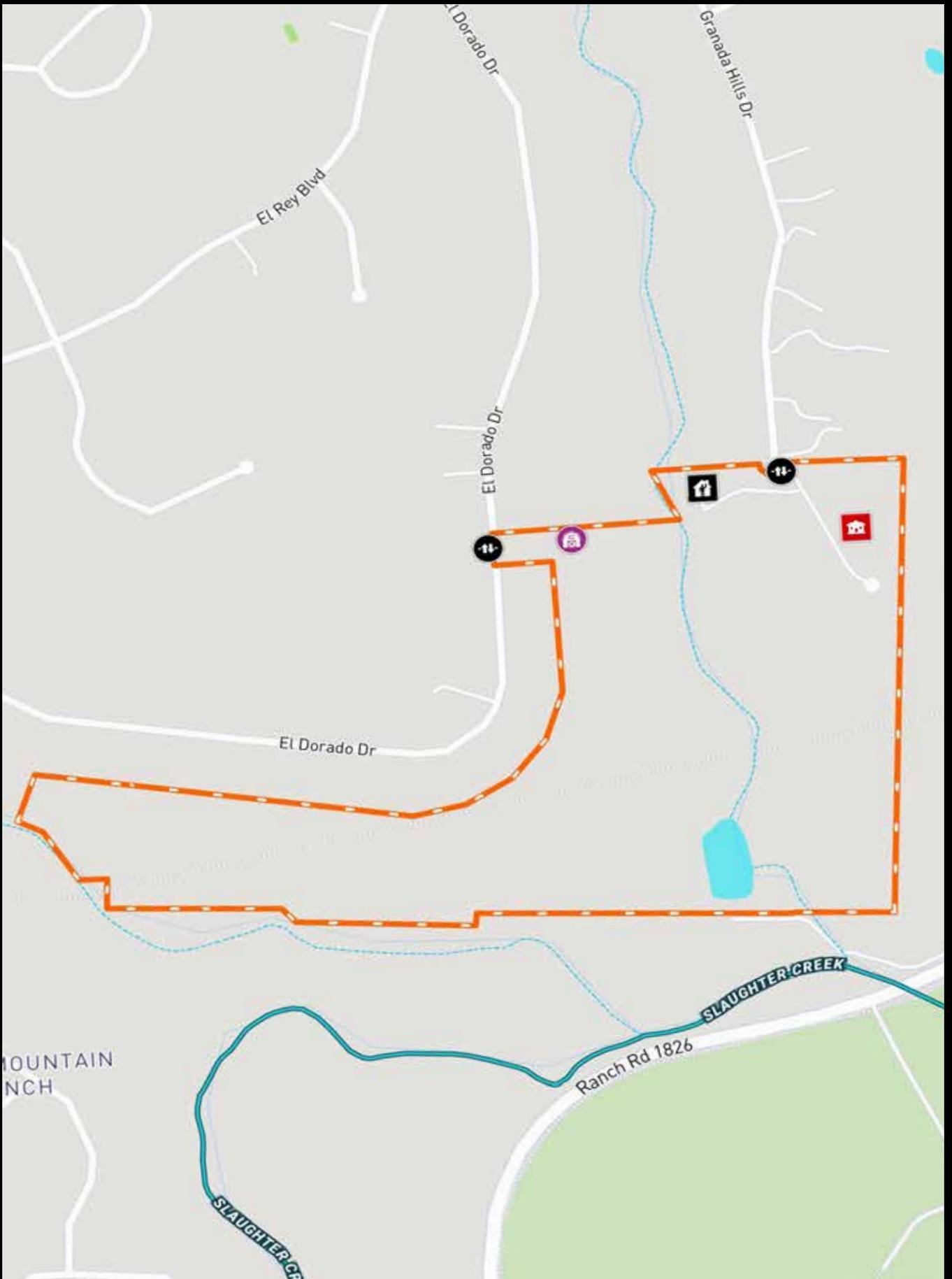


Still Waters

67± acres | Travis County

9409 Granada Hills Dr, Austin, TX, 78701





Introduction

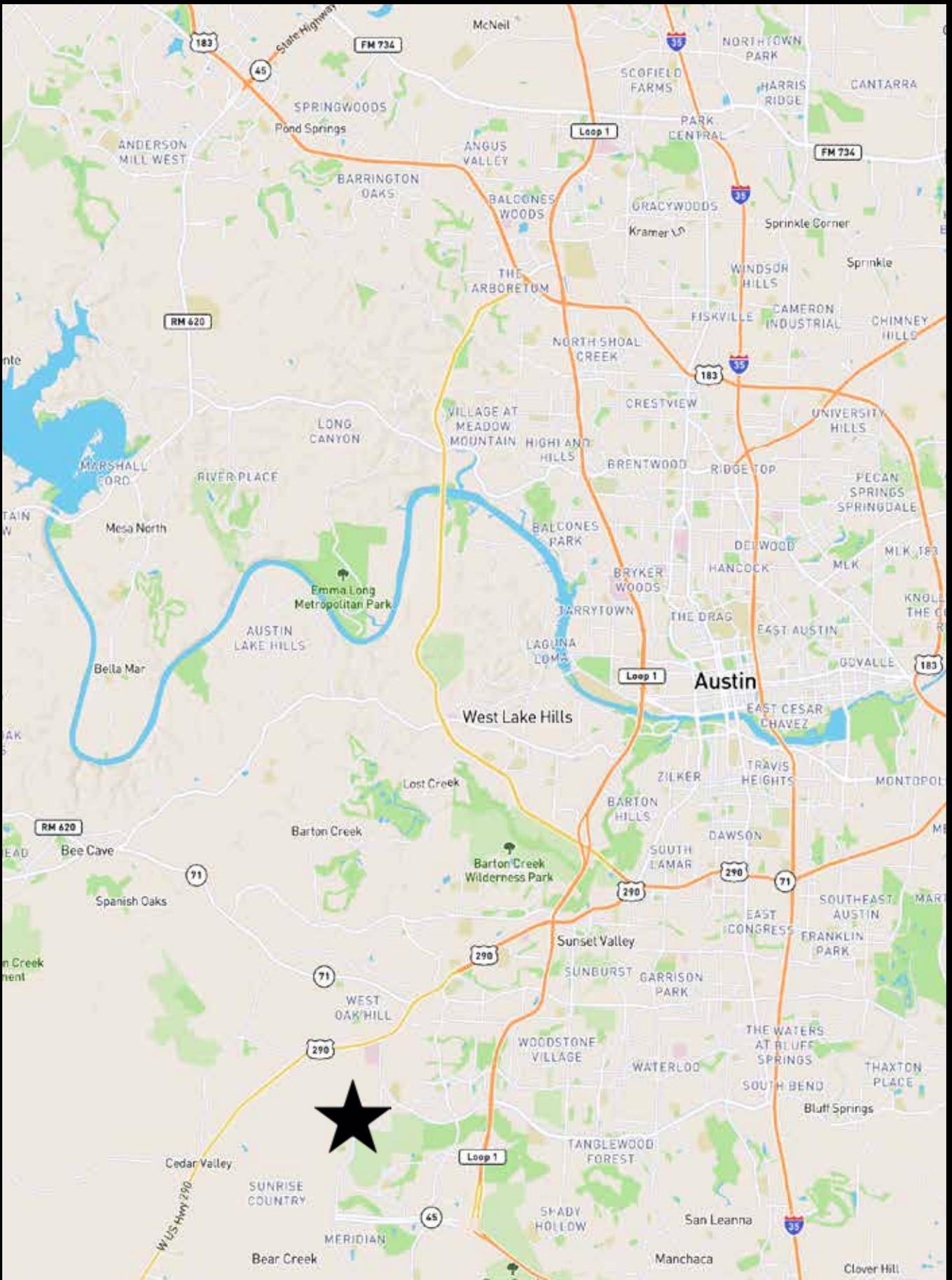
This impressive 67+/- acre property in Western Travis County is ideal for investment or a gentleman's ranch. Located only 2.5 miles from the "Y" in Oak Hill, it boasts a perfect balance of serenity and easy access to downtown Austin. Enjoy stunning views of the Hill Country landscape and skyline, complemented by the rare feature of live water from the Slaughter Creek tributary. With its authentic Hill Country views, live water feature, unique landscape, and proximity to downtown Austin, this property offers an unparalleled opportunity.



Location

A property with a location like this offers the best of both worlds: the tranquility and space of rural living, yet close proximity to the vibrant city life of downtown Austin's convenience.

- Downtown Austin: 12 miles
- Oak Hill: 2.5 miles
- Bee Cave: 12 miles
- Austin-Bergstrom International Airport: 17 miles







El Dorado Dr Access

Granada Hills Dr Access

Landscape

Explore the expansive pastures and meadows, or simply relax and take in the serene surroundings from the comfort of your own private oasis. The Slaughter Creek tributary is winding through the landscape, creating a scenic buffer between dense trees and open pastures. Native Texas vegetation on the property include; lush grasses, hardwoods, and vibrant wildflowers.







Main Residence

Perched atop the highest point of the property, stands the main residence—a 2,500 sq. ft., three-bedroom, two-bathroom, single-story brick home. Its custom design invites ample natural light, courtesy of expansive windows and elegant French doors. Within, a spacious living room, an expansive sunroom, a cozy fireplace, a convenient pass-through window linking the kitchen and sunroom, and several reading nooks exemplify its distinctive charm.

Outside, the residence boasts numerous entertainment areas, perfect for unwinding and savoring the panoramic countryside views. An additional entertainment building, accessible via a covered concrete walkway, complements the house and features a kitchenette and one and a half bathrooms for added convenience.







Caretaker/Guest Home

In addition to the main residence, the property features a charming caretaker's or guest home that sits just down the hill from the main residence. The caretaker's home spans an estimated 800 sq. ft. and includes one bedroom and one bathroom.







Property Easements

Cell Tower: Crown Castle Cell Tower
(lease timeline negotiable)
Estimated annual income is \$20,000/year on cell tower lease

Pipeline: Magellan Crude Oil Company













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