

Hartman Springs

38.831 acres in Austin County automatic gate and fenced

Mixture of wooded and open prairie

Large, 100+ year old oak trees

Single level brick home

- 3,000+ square feet
- 3 bedrooms with bunk room
- 3 ½ bath
- Wrap around porch
- Spider/mosquito misting system around house exterior
- Metal roof
- 2 fireplaces
- New and renovated bathrooms with new plumbing fixtures (faucets, toilets & sinks)
- Whole house wood look tile floor
- New kitchen appliances
- Cedar storage closet
- New double pane windows & French door glass
- New electrical outlets, switches and LED lighting
- Electric wireless Roman shades in living and master bedroom
- Whole house water softener and RO filter in kitchen
- Built-in Wine refrigerator
- Built-in KitchenAid Icemaker with RO filter
- Ceiling fans throughout house

Pool with in Paramount in-ground cleaning system

Large 1400+ ft² patio deck with excellent drainage to creek and fire pit (second fire pit in yard)

Lighting in trees around house

Koi/Goldfish pond with Bog filter

3 bay garage (2 doors with openers)

Workshop

Tack room

Stable

3 water wells (house, lawn irrigation (house backup) and supplemental water for creek)

Mineral rights

21 station irrigation system with remote capabilities

Spring fed creek with wooden boardwalk and cypress trees providing colorful fall foliage

2 stocked ponds (one spring fed)

Lighted fishing pier

Security cameras with remote capabilities

Ecobee thermostats with remote capabilities

Wildlife exemption in place

Area for gun range

Automatic deer feeder

Acreage partially wooded with walking trails