

Home Features

- Beautifully remodeled residence (2020 by Kirkland King)
- Nearly 4,000 square feet
- Wall of windows framing creek and nature views
- Stone masonry gas fireplace in living room
- Walnut flooring throughout the main living level
- Executive study with gas fireplace
- Mesquite mantels on fireplaces
- Multiple custom built-ins throughout the home
- Waterfall granite kitchen countertops
- Custom kitchen cabinetry with glass fronts and lighting
- Upgraded stainless steel appliances including Z-Line professional gas range and double electric ovens
- Appliances including refrigerator, washer, dryer and additional laundry room refrigerator convey
- Under cabinet lighting in kitchen and laundry.
- Open-concept gathering spaces designed to connect indoor and outdoor living
- Primary bedroom ensuite includes a large walk-in shower, soaking tub and his and hers walk-in closets
- Second floor over main house includes 2 bedrooms and a jack-and-jill bathroom
- Second floor above garage is an expansive flex space
- Rooftop observation deck offers 360° hill country views
- Side-entry three-car garage
- Flexible detached structure, currently used as a kennel, could be ideal for guest quarters, studio, office, or pool house
- Lake Travis ISD

Sustainable Country Living

- Private water well with 2500 gallon cistern
- In-house RO water system
- Gutters on all sides
- Septic system
- Propane service
- Existing wildlife tax valuation helps reduce property taxes
- 8' game fence

Nature & Land Features

- 18.6 acres of pristine Texas Hill Country
- Private frontage on year-round Owl Hollow Creek, feeding into Little Barton Creek
- Native prairie landscape supporting a thriving ecosystem
- Property stewardship focused on preserving the land's natural beauty
- Rolling terrain with mature native trees
- Sweeping Hill Country, creek, pasture, pond, and woodland views
- Exceptional opportunities for birdwatching, wildlife photography, hiking, and nature walks
- Water-wise xeriscape landscaping designed to complement the natural environment including custom designed pond
- All structures are out of any floodplain
- Peaceful setting with remarkable privacy while remaining close to Austin and Bee Cave

A Wildlife Lover's Paradise

- Wildlife valuation (tax exemption) already in place
- Designed to actively support native Texas wildlife
- Five Chimney Swift towers
- Twelve bat houses
- 204 Purple Martin nesting cavities
- Habitat that attracts songbirds, pollinators, and other native wildlife
- An extraordinary opportunity for conservation-minded buyers
- Expansive entertaining deck overlooking the creek
- Covered patio and outdoor living spaces
- Barn and additional outbuildings
- Space for gardening, hobby farming, or outdoor recreation
- Gated entrance for privacy and security