

\$749,999 - 404 Bartlett Peak Drive, Georgetown

MLS® #537990

\$749,999

3 Bedroom, 4.00 Bathroom, 2,624 sqft
Residential on 0.20 Acres

Sun City, Georgetown, Texas

This beautiful Morningside Lane Estate Series Plan home located in Sun City was built on a preferred lot backing up to private wooded property and leads into a cul-de-sac. This home has had one owner and it has all the upgrades and features you can imagine. Two of the bedrooms have on suite bathrooms for the ultimate guest accommodations. The square footage includes a 56sq ft butler pantry add-on with a commercial freezer and wine refrigerator (Buyer to verify square footage). Roof replaced and exterior painted in 2021, 120k Texas sized patio addition with tongue and grooved ceiling, outdoor TV, and outdoor kitchen including a gas grill and mini fridge. \$50k worth of xeriscaping, flagstone walkways, drip irrigation and water feature. Built in entertainment center with under cabinet accent lighting and additional storage, updated laundry room with sink and cabinets (washer and dryer convey). 4' extended 2 car garage with built-in shelves a breeze screen and room for a golf cart. Kitchen has granite countertops, travertine backsplash, eat in island, KitchenAid appliances, custom roll out cabinetry, large walk in pantry and a solar tube ceiling. Primary suite has a soaking tub with separate shower, dual vanities, extra-large walk-in closet and wiring for TV in bedroom and bathroom. Nest smoke/co2 detectors, doorbell and lock on front door. Plantation shutters, extra storage/lighting/cabinetry, tray ceilings, wood and tile flooring throughout. Sun City offers the ultimate active senior living lifestyle with



amenities such as 3 private golf courses, fitness centers, pools, fishing ponds, walking trails, parks with green space, library, dog park, tennis and pickleball courts and more!

Built in 2014

Essential Information

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|----------------|---------------|
| MLS® # | 537990 |
| Price | \$749,999 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,624 |
| Acres | 0.20 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Single Family |
| Style | Ranch |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 404 Bartlett Peak Drive |
| Subdivision | Sun City |
| City | Georgetown |
| County | Williamson |
| State | Texas |
| Zip Code | 78633 |

Amenities

| | |
|--------------|---|
| Utilities | Electricity Available, Natural Gas Available, High Speed Internet Available, Trash Collection Public, Underground Utilities |
| Features | Clubhouse, Dog Park, Fitness Center, Golf, Park, Sport Court(s), Tennis Court(s), Trails/Paths, Community Pool |
| Parking | Attached, Garage, Golf Cart Garage, Oversized |
| # of Garages | 2 |
| View | None |

Interior

| | |
|--------------|---|
| Interior | Tile, Wood |
| Appliances | Dryer, Dishwasher, Disposal, Gas Range, Gas Water Heater, Oven, Washer, Some Gas Appliances, Built-In Oven, Cooktop, Microwave, Range |
| Heating | Central, Natural Gas |
| Cooling | Central Air, 1 Unit |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

Exterior

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|-------------------|--|
| Exterior Features | Covered Patio, Outdoor Kitchen, Porch, Rain Gutters, Water Feature |
| Windows | Plantation Shutters |
| Roof | Composition, Shingle |
| Construction | Masonry, Stone Veneer, Stucco |
| Foundation | Slab |

School Information

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| District | Georgetown ISD |
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Additional Information

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| Date Listed | March 21st, 2024 |
| Days on Market | 101 |
| HOA Fees | 1675 |
| HOA Fees Freq. | Annually |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Comfort Realty LLC |
|----------------|--------------------|

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