

# \$2,250,000 - 3511 Wcr 225, Florence

MLS® #3040684

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## \$2,250,000

4 Bedroom, 4.00 Bathroom, 3,056 sqft  
Farm on 109.20 Acres

N/A, Florence, TX

Third generation ranch & home offering 109.19 Acres of property, is a private oasis of hill country beauty. Features gorgeous topography, large oak/elm/cedar trees with native/improved pastures & amazing views. Completely remodeled in 2013, 4 BR, 3.5 BA w/open concept has a beautiful kitchen with custom cabinets, granite & Silestone counters, nice dedicated office, mud room off kitchen, large dining area for easy entertaining & great room with vaulted ceiling. Large walk-in pantry, laundry room w/ample storage/deep freeze, mud room(s) & a home office area wired for high-speed internet. Modern finishes throughout, including custom built-ins/cabinetry, tile showers and walk-in closets. Property boasts a high elevation spot, lots of topography, flora & fauna and great grazing for livestock & wildlife (white tail deer/turkey). Property includes: a 20x40 metal shop w/covered parking, water well w/ livestock tank, animal shed, and enclosed yard. Amazing 360-degree view of Williamson, Burnet & Bell Counties from atop the private hill. Your ultra private oasis is all here in this property.

Built in 1968

## Essential Information

MLS® #	3040684
Price	\$2,250,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,056
Acres	109.20
Year Built	1968
Type	Farm
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	3511 Wcr 225
Subdivision	N/A
City	Florence
County	Burnet
State	TX
Zip Code	76527

### **Amenities**

Utilities	Electricity Available, Sewer Available, Water Available
Features	None
Parking	Additional Parking
View	Hills, Panoramic, Pasture, Trees/Woods
Waterfront	None

### **Interior**

Interior	Concrete, Laminate
Appliances	Built-In Electric Range, Double Oven, Dishwasher, Electric Water Heater, Microwave, ENERGY STAR Qualified Refrigerator
Heating	Heat Pump
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Dog Run
Lot Description	Agricultural, Private, Rolling Slope, Many Trees, Steep Slope, Trees Large Size, Views
Roof	Metal

Construction	Brick Veneer, HardiPlank Type, Masonry, Stone, Spray Foam Insulation
Foundation	Slab

## **School Information**

District	Burnet ISD
Elementary	Bertram
Middle	Burnet (Burnet ISD)
High	Burnet

Property Listed by: Sloan Schultz Chisholm Trl PrpThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from September 10th, 2021 at 4:31pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.