

\$2,341,000 - 25812 Red Brangus Road, Spicewood

MLS® #3759521

\$2,341,000

2 Bedroom, 2.00 Bathroom, 1,932 sqft
Farm on 9.42 Acres

Papoose 01 Amd, Spicewood, TX

Rare Find! This 9+ acre expanse of spectacular natural beauty supports an abundance of native trees & wildflowers. A deep ancient canyon with limestone cliffs leads down to a seasonal cove off the Pedernales arm of Lake Travis. It is home to a full array of wildlife including deer, foxes, rabbits and armadillos. Eagles have nested nearby, & a majestic great-horned owl often spotted. Birdsong fills the air. Like a miniature state park, this land was part of the historic Paleface Ranch, breeders of the Red Brangus bull, and former home of the once indigenous Karankawa. Only 22 minutes away from Whole Foods, the land itself offers a calming retreat from the buzz of modern life. Just 7 miles from iconic Texas landmarks as Willie Nelson's Luck Ranch, Krause Springs & Stone House Vineyard.

The owner artists have nurtured this land for over 40 yrs. Included in the acreage, in addition to the seasonal waterfront cove, are walking paths, meditation benches & a stone labyrinth. Inspired by the Spanish Governor's Palace built in the 1700s, the home was designed by the esteemed architect, John Shortall. At first glance one might think it adobe, but it is actually an energy-efficient, thick-walled "C.F. Block" building. Solid-core doors, double-hung insulated glass windows & spray-foam insulation further enhance energy efficiency. Adding to the integrity of this custom-built house is a spacious covered



porch. An art studio & gallery are steps away from the main house. The beautifully crafted flagstone porches on both the house & the gallery offer exquisite spaces for writing, reading or enjoying a glass of wine at sunset. A clay studio, a storage building & a small barn complex are useful for tools, mowers & covered parking complete the layout. There are additional potential building sites for a family compound, retreat, or homesites. Deed restrictions are protective but workable with no HOA fees. Per Tax SF: House 1932, Gallery 616, Clay Studio 420.

Built in 2013

Essential Information

MLS® #	3759521
Price	\$2,341,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,932
Acres	9.42
Year Built	2013
Type	Farm
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	25812 Red Brangus Road
Subdivision	Papoose 01 Amd
City	Spicewood
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities	Electricity Connected, Water Connected
Features	Golf, Tennis Court(s)

Parking	Additional Parking, Carport, Covered, Detached, Driveway, RV Carport, Storage
View	Hills, Canyon, Lake, Pasture, River
Is Waterfront	Yes
Waterfront	Seasonal, See Remarks, Waterfront

Interior

Interior	Concrete
Appliances	Dishwasher, Refrigerator, Dryer, Electric Cooktop, Electric Oven, Range Hood, Washer
Heating	Central, Fireplace(s)
# of Fireplaces	1
Fireplaces	Living Room, Propane
# of Stories	1
Stories	One

Exterior

Exterior Features	Covered Courtyard
Lot Description	Level, Native Plants, Trees Medium Size, Views, Near Golf Course, See Remarks, Trees Large Size
Roof	Membrane, See Remarks
Construction	ICFs (Insulated Concrete Forms), See Remarks, Synthetic Stucco
Foundation	Slab

School Information

District	Marble Falls ISD
Elementary	Spicewood
Middle	Marble Falls
High	Marble Falls

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