

\$1,149,999 - 340 Bar T Drive, Florence

MLS® #4271002

\$1,149,999

4 Bedroom, 5.00 Bathroom, 2,900 sqft
Farm on 10.04 Acres

BAR-T RANCH ACRES, Florence, TX

Stunning 4 bed/4.5 bath home located on 10 unrestricted, ag-exempt acres in acclaimed Georgetown! Built by award-winning custom home builder John Allman, this home features an open floor plan showcasing vaulted ceilings, large windows, large fireplace, & indoor leading to outdoor living.

The kitchen was designed for cooking, baking, & entertaining featuring a dine-in granite island, large pantry, quartz counters, double oven, drawer microwave, & side-by-side full-size refrigerator/freezer set that conveys.

The owners' suite has a roll-in shower, double vanity, his & her's closets, & additional storage. The attached guest suite consists of a living room, kitchenette, an abundance of storage, full bath with a roll-in shower (incl. handrails installed at time of construction), & a private walk-in closet/laundry room with W/D combo that conveys; perfect for multi-generational living.

The inviting & peaceful front patio is perfect for enjoying sunsets. The large back patio & equally sized raised yard offer ample space for outdoor cooking/entertaining & taking in the views/spectacular sunrises; outdoor access to half bath.

The mudroom features storage and space to unload upon entry from the oversized garage.



The 36x24 metal building has dedicated electricity with 110v outlets & overhead lights installed, a water line for future install of a restroom & 3 roll-up doors (1 at loading height).

Cattle maintain 9 acres nicely, making owner maintenance low. Fence ages are: interior/south/east ~4 yrs, north ~8 yrs, west 12+ yrs. The home sits on 1+ acres with a raised flower bed for easy maintenance. Adjacent to the cowshed are underground utilities (waterline, sewage, & electrical) perfect for a future RV pad.

Enjoy the privacy & space of country living yet still be close to the comforts of town. Minutes from the Square in Gtown & 5 miles from Randalls/Walgreens. 1 mile from the Ronald Reagan & Williams Drive intersection; an easy commute into Austin.

Built in 2016

Essential Information

MLS® #	4271002
Price	\$1,149,999
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,900
Acres	10.04
Year Built	2016
Type	Farm
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	340 Bar T Drive
Subdivision	BAR-T RANCH ACRES

City	Florence
County	Williamson
State	TX
Zip Code	76527

Amenities

Utilities	Electricity Connected, Propane
Features	See Remarks
Parking	Additional Parking, Aggregate, Detached, Garage
View	Panoramic, Pasture
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	See Remarks
Heating	Central
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Agricultural, Cul-De-Sac
Roof	Asphalt
Construction	Frame, Masonry, Spray Foam Insulation
Foundation	Slab

School Information

District	Georgetown ISD
Elementary	Jo Ann Ford
Middle	Douglas Benold
High	Georgetown

Property Listed by: Wolf Investment Group LLCThe 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 6:46pm 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.