

\$1,750,000 - 800 Spur 191, Spicewood

MLS® #6872365

\$1,750,000

4 Bedroom, 3.00 Bathroom, 2,699 sqft
Residential on 25.00 Acres

See legal description, Spicewood, TX

UNRESTRICTED ACREAGE!! Corix Water line is at the street! With nearly a quarter mile of Texas Spur 191 road frontage, this lush property boasts towering pecan, cypress and oak trees that provide shade for two all-weather creeks. The property encompasses both sides of both the Little Cyprus and Sycamore Creeks on this lovely 25+ acre farm. Less than 1 hour from downtown Austin, it's location on Spur 191 near old downtown Spicewood, Krause Springs and Spicewood Elementary provides both an excellent rural living opportunity in the wonderful Texas Hill Country and easy access to city amenities in Lakeway/Bee Cave and Marble Falls.

Upon passing through the gated entrance, visitors are presented with a tributary to Little Cypress Creek, a clear-water, tree-lined stream that alternates between areas of gentle rolling waters and year-around tranquil pools. Currently under Wildlife Exemption, the property could also utilize the extensive cross-fenced pastures, and native grasses for cattle and horses. Raise chickens in the henhouse, enjoy the fruits from the half-acre orchard, and invite friends to stay in the cozy guesthouse. Raise a family or start a business in the 2,699 square foot (BCAD), 4-bedroom, 3 bath bright, spacious, and well maintained main house. Organize everything in the abundant closet space available in every room and hallway.

This gated property includes a main home,



guest casita or detached office, detached 2 car garage plus tractor storage, run in shed for livestock, fruit tree orchard, pecan tree orchard, all-weather creeks, a wet weather pond, fencing and cross-fencing. Plan your next escape to this unrestricted quiet retreat from nearby Austin. Come enjoy all the pleasures of living in the country just minutes from the city!

This peaceful and scenic property in Burnet County, Texas, must be seen in person to be truly appreciated. Call for a tour today!

Built in 2001

Essential Information

MLS® #	6872365
Price	\$1,750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,699
Acres	25.00
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	800 Spur 191
Subdivision	See legal description
City	Spicewood
County	Burnet
State	TX
Zip Code	78669

Amenities

Utilities	Electricity Connected
Features	See Remarks
Parking	Additional Parking, Driveway, Electric Gate

# of Garages	2
View	Orchard, Pond, Pasture, Creek/Stream
Waterfront	Creek, Pond, Seasonal, See Remarks

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Exhaust Fan, Free-Standing Electric Oven
Heating	Central, Wood Stove
# of Fireplaces	1
Fireplaces	Free Standing, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Dog Run, Garden, Kennel, See Remarks
Lot Description	Agricultural, Back Yard, Cleared, Farm, Front Yard, Garden, Gentle Sloping, Irregular Lot, Landscaped, Native Plants, Orchard(s), Private, Many Trees, Sprinklers Manual, See Remarks, Trees Large Size
Roof	Metal
Construction	See Remarks
Foundation	Slab

School Information

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

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