

# **BEAUTIFUL FAMILY HOME ON 35.24 ACRES IN THE TEXAS HILL COUNTRY**

Located only 8 Miles South of Marble Falls off US Hwy 281 on County Road 403  
40 Min. to Austin - 1 Hour 15 Min. to San Antonio - 12 Min. to Marble Falls - 5 Min. to Baylor Scott & White Hospital

Custom 2,600 Sq. Ft. 2-Story Home on 35.24 Acres with 2 to 4 Bedrooms\* and 2 Bathrooms  
\*Huge 2nd Bedroom Can Be Split to Make 2 Bedrooms plus Mud Room and Back Entry Hallway with Storage\*  
35'x14' Office with Kitchenette - Large Enough for Multiple Desk Areas, Plus Sitting, OR ...  
This Area Can Be Used as Second Living Area, Game Room with Kitchenette, and/or 4<sup>th</sup> Bedroom

Sunny and Bright Open Living Area with Kitchen / Dining / Living Room  
9 Foot Ceilings - 4' Wide Stairway - Double Electric Outlets in Most of the House for Technology Needs  
Large Country Kitchen with Granite Countertops & SS Appliances & Walk-in Pantry  
Center Island is an 8 Ft. Antique Oak Dry-Goods Counter with 10 Huge Drawers & Raised Granite Bar  
Granite Countertops & Stainless Appliances in Kitchen & Laundry (Front Loading Washer & Dryer with Steam Features)  
Extra Deep Double BLANCO™ Composite Granite Sink with Two Large Windows Above  
Oil Rubbed Fixtures and Cabinetry Hardware Throughout the House - Water Softener System & RO System  
High Efficiency Icynene Blown Insulation and Batt Insulation - Insulated Attic for HVAC Efficiency  
Floored Attic - Unique Dum-Waiter Service Elevator for Easy Delivery of Items to and from Upper Floor  
Large Tiled Walk-in Shower with Dual Heads & Shower Seat in Owner Suite - Split Double Vanities - Granite Countertops  
Floors are Hardwood in Kitchen, Dining & Living; Tile in Bathrooms & Laundry; Carpet in Bedrooms & Office  
Built in 2010 - Burnet County - Marble Falls Schools - Surrounded by Acreage Properties  
Gated Front Entry and Secluded Driveway to the House

## **AG / WILDLIFE TAX EXEMPTION IN PLACE FOR VERY LOW TAXES ON MOST OF THE ACREAGE**

**NOT IN A SUBDIVISION - NO RESTRICTIONS - NO CITY TAXES**

**EXCELLENT DEVELOPMENT POTENTIAL**

**VERY STRONG, EXCELLENT WATER WELL (PUMPS APPX. 60 GPM UNTAPPED)**

**LICENSED SEPTIC SYSTEM WITH GRINDER PUMP**

### **Exterior Features & Improvements**

Heavily Tree Covered with Live Oak & Post Oak, Elm and Cedar  
Fenced Xeriscape Yard with Raised Beds and Majestic Oak Trees - Sprinklers at Raised Beds  
Vintage-Style Farmhouse Decorative Wire Fencing - 3 Yard Gates, Plus 1 Drive-Through Gate  
Covered Front Porch Extends into Large Natural Sandstone Patio  
Upper Deck Overlooks the Yard and Acreage and Wildlife  
Electricity is Available at 4 Locations on the Property - Separate Meters for House and Barn Areas  
Security Lighting Located at House, Barn, Workshop and Studio - Fenced  
24'x24' Mueller Metal Barn + Attached 24'x12' Carport/Shed on South Side + 24'x14' (336 SF) Studio on North Side  
Sunny Artist Studio has Central Heat/Air, Kitchenette and Bathroom (Could Be Used as Guest Quarters)  
16'x10' Insulated Workshop with Windows, Work Tables, Electricity, Water, Heat/Air, and Landscaping  
Storage Building with Shelving (approx.. 8'x16')  
12'x20'x8' Metal Frame Greenhouse with Potting Area  
RV PARKING: 2 Large Covered RV Parking Areas with Steel Frame & Roof & Granite Gravel Pads  
(#1 is 20'x48'x13' has water & electric)  
(#2 is 24'x35'x14' has full hookups)

*Owner is Licensed Texas Real Estate Broker*