

\$1,949,999 - 8618 Mcmeans Trail, Austin

MLS® #1058571

\$1,949,999

3 Bedroom, 2.00 Bathroom, 1,508 sqft
Farms and Ranches on 10.00 Acres

Hailey Ranch, Austin, TX

\$15,000 SELLER PAID CLOSING COSTS +
\$10,000 AGENT BONUS FOR EXECUTED
CONTRACT BY 1/29/23 &

CLOSING/FUNDING BY 3/15/23. Get away
from it all & have access to everything Austin
has to offer! Just 20 min from downtown this
recently updated "cabin in the woods"

sits on approx 10 beautiful, historic acres.
Property is a mix of open space providing
great stargazing & woods w/shaded trails to
walk in the summer. Wet weather streams
trickle peacefully thru the woods aft rain. Home
w/open floor plan makes easy living &
entertaining. Enjoy quartz countertops w/tile
backsplash, SS appliances, & plenty of
counter/cabinet space in kitchen. Living room
boasts a cathedral ceiling & wood burning
stove surrounded by stones from the
property. Energy efficient windows & covered
porches keep rooms light yet sheltered from
the Texas sun. Main bedroom has ensuite
bathroom w/subway tile, deep tub, rainfall
showerhead, & walk-in closet. Bedrooms &
bathroom off living room afford separate space
for kids, guests, or in-laws. Front & back
porches add space for entertaining, bird
watching, or simply relaxing. Landscaping
w/perennials brings seasonal color &
hummingbirds. Enjoy a picnic under Live Oaks
or relax roasting marshmallows by the fire pit.
Two outbuildings are across from the house: 1
w/ wireless internet used as a home office, the
other a garden shed. A building with water &
electric is next to a 50' x 80' lighted



field that can be a great day or night play space or cleared area for a second home. A chicken coop is tucked away beyond the backyard “ just add chickens for fresh eggs! Enjoy spectacular Texas sunsets from the northwest. And nestled within a grove of trees with a 150 yr old Live Oak you’ll find history “ an 1870s cemetery from an early area settlement called Old Friendship. All but 1 acre the house sits on has a wildlife management exemption that new owners can take advantage of. Don’t miss a chance to live the country life with/out sacrificing any comfort & convenience ATX offers.

Built in 1980

Essential Information

ListingFeed	abor_vow
MLS® #	1058571
List Price	\$1,949,999
Sale Price	\$1,487,500
Sale Date	March 3rd, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,508
Acres	10.00
Year Built	1980
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8618 Mcmeans Trail
Subdivision	Hailey Ranch
City	Austin
County	Travis
State	TX
Zip Code	78737

Amenities

Utilities	Above Ground Utilities
Features	None
Parking	Unpaved, Additional Parking, Gated, Outside
View	Hills, Pasture, Trees/Woods
Waterfront	Seasonal

Interior

Interior	Laminate
Appliances	Cooktop, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Gas Cooktop, Gas Range, Gas Water Heater, Range Hood, Self Cleaning Oven, Washer, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, ENERGY STAR Qualified Water Heater, Exhaust Fan, Free-Standing Gas Range, Free-Standing Refrigerator, Propane Cooktop, Water Softener Owned
Heating	Central, Electric, Wood Stove
Cooling	Central Air, Ceiling Fan(s), ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Entrance, Private Yard, Dog Run, Exterior Steps, Lighting, See Remarks
Lot Description	Back Yard, Cleared, Front Yard, Gentle Sloping, Landscaped, Many Trees, Trees Large Size, Trees Small Size, Agricultural, Native Plants, Orchard(s), Private, Sloped Down, Split Possible
Windows	Vinyl
Roof	Metal
Construction	Attic/Crawl Hatchway(s) Insulated, Blown-In Insulation, ICAT Recessed Lighting, Wood Siding
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Baldwin
Middle	Gorzycki

High

Bowie