

# \$1,090,000 - 6530 County Road 1255, Lampasas

MLS® #1707962

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## \$1,090,000

3 Bedroom, 2.00 Bathroom, 3,400 sqft  
Farms and Ranches on 40.00 Acres

N/A, Lampasas, TX

Step into This Beautiful 3 Bedroom 2 Bathroom custom built stone home nestled in "The Ranches at Scenic Ridge", it sits up on a hill among breathtaking oak trees on 40 acres of beautiful panoramic view of the Hill Country.

Built in 2018, offers a large kitchen with plenty of cabinet space, and island with granite counter tops, a drawer microwave, double ovens, breakfast bar, and an open space to the dining room and living room. The living room has a custom-built gas fireplace to keep you warm. The Master bathroom has double sinks with a makeup desk for the lady of the house. It also features a walk-in shower with a soak tub, plenty of cabinet space and a walk-in closet. The guest bathroom features a walk-in shower with its own tankless water heater. As you walk upstairs you will find the 391 sq. ft. "Bonus Room" The beautiful vinyl plank waterproof flooring surrounds the entire house. It also has wonderful shutters on all the windows throughout the house. One amazing feature is the screened in porch which has a wood burning fireplace, cabinet space with a sink. As you make it to the back porch you will find ceiling fans as well to keep you cool on those hot days. You can access the house from the back porch through the double doors to the bedroom or through the door to the dining room. The washroom is one to be excited about as it has granite counter tops with plenty of cabinet space and a sink. One of the best features of the home is the 22KW Generac generator to help provide this



beautiful home power if it was every in an outage. Also features 2 AC units to keeps you cool. Ceiling fans throughout the entire house including the back porch. It also has a 53X30 Metal building with plenty of cabinet space and a full bathroom. Also has a staircase to the loft. This Metal building has 3 garage doors. The 40 acres has a livestock exemption, It's completely fenced in with the front fence pipe fence with it being slightly decorative with an automatic gate. The house has a 6 ft. chain link fence to keep your pets in and deer out! The property has beautiful oak trees that surrounds it. It also has a pond that was built 5 years ago. Has 2 deer stands and one feeder.

Special Features: 1. 2 -500 gallon septic tanks, one for the house and one for the Metal building. 2. TV Antenna on the roof that gets over 60 stations. 3. All 5 doors have built in blinds. 4. Entrance door has a manual solar screen 5. Double installation on all windows and attic. 6. Has a pond that's a little over 1/2 acre. (165X90) 7. 22KW Genarac generator for the house. 8. 2 AC units for the house. 9. Water softener with filtering 10. Tankless water heater for the guest bathroom. 11. Nexlink internet 12. 2 deer stands with one feeder. 13. 2 doll houses made for cats outside.

Built in 2018

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1707962
List Price	\$1,090,000
Sale Price	\$1,000,000
Sale Date	January 25th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	3,400

Acres	40.00
Year Built	2018
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

### **Community Information**

Address	6530 County Road 1255
Subdivision	N/A
City	Lampasas
County	Lampasas
State	TX
Zip Code	76550

### **Amenities**

Utilities	Cable TV, Electricity, High Speed Internet, Water
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### **Exterior**

Exterior Features	Fenced, Garage, House, Workshop
Lot Description	Ag Exempt, Cleared, Hunting Permitted, Mature Trees (ext feat)
Construction	Brick/Stone

### **School Information**

District	Lampasas ISD
Elementary	Call District
Middle	Call District
High	Call District