

# \$1,275,000 - 447 Cypress Estates Pkwy, Ingram

MLS® #1708892

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## \$1,275,000

3 Bedroom, 2.00 Bathroom, 2,935 sqft  
Residential on 2.35 Acres

CYPRESS SPRINGS, Ingram, TX

Luxury living in the Texas Hill Country with long range views. Featuring 3 BR, 2BA, 3 car garage, along with a versatile office space that can easily function as a 4th bedroom. Nestled on over 2 acres of picturesque land, this property boasts beautiful wood & travertine floors throughout & an inviting open floor plan that fills every room with abundant natural light. The living room is accentuated by a striking stone accent wall, large picture windows. The kitchen is a chef's dream, featuring a massive island, two sinks, RO, gas cooking, stainless steel appliances, floor-to-ceiling custom cabinets, a convenient full butler's pantry. The spacious primary bedroom offers an ensuite with dual vanities, a walk-in shower, heated floors & separate freestanding tub. All bedrooms have plantation shutters & Hill Country views. However, the true highlight of this home lies in its backyard patio, which offers breathtaking views that are truly unparalleled. You will see Whitetail deer, Turkey, Antelope and Axis. This property is a must-see, so don't miss the opportunity to view it today! Cypress Springs Estates, gated community, NO City Tax. River Park, pool, pickleball, tennis, party pavilions.



Built in 2018

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1708892

List Price	\$1,275,000
Sale Price	\$1,200,000
Sale Date	August 22nd, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,935
Acres	2.35
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary, Texas Hill Country
Status	Sold

### **Community Information**

Address	447 Cypress Estates Pkwy
Subdivision	CYPRESS SPRINGS
City	Ingram
County	Kerr
State	TX
Zip Code	78025

### **Amenities**

Amenities	Park/Playground, BBQ/Grill, Controlled Access, Fishing Pier, Guarded Access, Lake/River Park, Other - See Remarks, Pool, Tennis, Waterfront Access
Parking	Side Entry
Pool	Other

### **Interior**

Interior	Liv/Din Combo, Island Kitchen, Walk-In Pantry, High Ceilings, Open Floor Plan, Pull Down Storage, High Speed Internet, Telephone, Walk in Closets, One Living Area, All Bedrooms Downstairs, Laundry Room, Study/Library
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Dishwasher, Smoke Alarm, Electric Water Heater, Garage Door Opener, Built-In Oven, Custom Cabinets, Gas Water Heater, Private Garbage Service, Refrigerator, Water Softener (owned), Solid Counter Tops, Stove/Range, 2+ Water Heater Units

Heating	Central, Zoned
Cooling	One Central, Zoned
Fireplaces	Not Applicable
# of Stories	1
Stories	1

### **Exterior**

Exterior	Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Has Gutters, Double Pane Windows, Other - See Remarks, Sprinkler System, Mature Trees
Lot Description	2 - 5 Acres, County Vlew, Gently Rolling, Level, Mature Trees (ext feat), Partially Wooded, Sloping
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Ingram ISD
Elementary	Ingram
Middle	Ingram
High	Ingram