

\$2,650,000 - 863 Lake On Flat Creek Dr W, Johnson City

MLS® #1729935

\$2,650,000

4 Bedroom, 5.00 Bathroom, 3,275 sqft
Residential on 25.01 Acres

Lake on Flat Creek, Johnson City, TX

In the heart of the picturesque Texas Hill Country lies SONGBIRD HAVEN, a unique and rarely available 25-acre compound that redefines luxury living. Situated within a gated ranch community, this property is a serene retreat, surrounded by native charm yet offers the convenience of being mere minutes away from local shopping, eateries and wineries. Your journey into this remarkable estate begins with a modest entrance that winds its way through the trees to reveal itself as an exceptional homestead, inviting you to explore its treasures with a combined total of nearly 4000 sqft of ADA accessible interior living space. The main house, a meticulously crafted masterpiece, features 2,624 sqft with 2-bedrooms and 2.5-baths. Its design exudes a timeless elegance, combining classic aesthetics with modern luxury. Every detail has been carefully considered to create an ambiance of sophistication and comfort that is sure to enchant even the most discerning homeowner from soothing steam shower to gourmet kitchen equipped with double ovens, warming drawer, and walk-in pantry. Nestled within the exquisite courtyard, a 651 sqft charming 2-bedroom, 2-bath guest casita complete with kitchenette, seamlessly linked through a breezeway to the main residence, an inviting haven for your cherished guests, ensuring they experience the warmth of Texan hospitality in a setting that's as comfortable as it is stunning. SONGBIRD HAVEN is not merely a residence; it's a lifestyle. Step



outside, and be captivated by the enchanting outdoor loggia. Outfitted with a TV, a wood-burning fireplace, and outdoor kitchen this space beckons you to relax and unwind. Whether you're enjoying a leisurely afternoon or hosting a soiree under the starlit sky, the loggia is the perfect setting and conveniently located next to the cascading waterfall that doubles as a heated spa. SONGBIRD HAVEN offers more than just a residence; it's a canvas for your dreams. The property boasts an expansive 2,160-sqft metal frame barn that invites your imagination to soar. Beyond its doors, you'll discover a 720-sqft 1-bedroom, 1-bath luxurious apartment. SONGBIRD HAVEN lives up to its name, as a diverse community of native birds calls this property home. Imagine the soothing coos of a loving family of screech owls, the vibrant melodies of painted buntings, the mesmerizing dance of ever-so-busy hummingbirds, and the playful chatter of sparrows. The manicured, park-like grounds are a testament to the artistry of landscaping. Throughout the expansive acreage, you'll find a sparkling pond graced by a picturesque windmill and a charming garden vignette. These features add a touch of timeless beauty to the property. SONGBIRD HAVEN ensures every aspect of luxury living is provided for. The property is supplied by a 30k gallon rainwater harvesting system and 35-gallon per minute (GPM) well guaranteeing a continuous and reliable water supply. With a wildlife exemption in place, the property embraces the natural environment. For those who yearn for adventure, SONGBIRD HAVEN offers the convenience of RV hookups. Whether you're seeking on a weekend getaway or a primary basecamp in the Hill Country, this property is prepared to accommodate your journey. The namesake of this gated ranch community is derived from owner access to a divine park featuring a crystal-clear 7+/- acre lake located at the

confluence of Towhead and Flat Creek. The owners within the community embrace the natural environment, hunting is allowed for those who appreciate the sporting life. The self-managed POA responsibly cares for and maintains the controlled access and paved interior roads. Well-considered restrictions are in place to ensure both your investment's security and nature's preservation.

SONGBIRD HAVEN is more than just a property; it's a testament to luxury living, natural beauty, and the enduring allure of the Texas Hill Country. Don't miss this rare opportunity to own a piece of Hill Country just 1hr Austin & SA

Built in 2014

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1729935
List Price	\$2,650,000
Sale Price	\$2,475,000
Sale Date	March 22nd, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,275
Acres	25.01
Year Built	2014
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Sold

Community Information

Address	863 Lake On Flat Creek Dr W
Subdivision	Lake on Flat Creek
City	Johnson City

County	Blanco
State	TX
Zip Code	78636

Amenities

Amenities	Controlled Access
Parking	Attached
Pool	Hot Tub

Interior

Interior	One Living Area, Separate Dining Room, Two Eating Areas, Island Kitchen, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Cook Top, Built-In Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Wet Bar
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1
Stories	1

Exterior

Exterior	Stone/Rock
Lot Description	County Vlew, Mature Trees (ext feat), 15 Acres Plus, Cul-de-Sac/Dead End, Horses Allowed, Hunting Permitted, Level, Other Water Access - See Remarks, Pond /Stock Tank
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Johnson City ISD
Elementary	Johnson City
Middle	Johnson City
High	Johnson