

\$1,585,000 - 283 E Sunset Dr., Johnson City

MLS® #1735068

\$1,585,000

3 Bedroom, 4.00 Bathroom, 3,372 sqft
Residential on 6.49 Acres

THE PRESERVE AT WALNUT SPRINGS, Johnson City, TX

Nestled within the embrace of the picturesque Hill Country, this exclusive retreat stands as a testament to unparalleled privacy and refined living on a 6.49 ac deeded footprint surrounded by 1500+/- acres of preserve land. A 3-bed, 3.5-bath sanctuary, spanning 3372+/- SF, unfolds with grace, revealing a harmonious blend of nature and architectural splendor. Step into a world where the art of seclusion is mastered, highlighted by an expansive 661+/- SF screened porch, inviting you to revel in the serenity of uninterrupted starlit skies, free from the intrusion of city lights. The property, a masterpiece in craftsmanship, showcases meticulous limestone rockwork, framing captivating long-range views that extend over 1500 acres of pristine preserve land incorporated into a prestigious ranch community. A mere hour's drive from the vibrant cities of Austin and San Antonio, it is part of the esteemed Preserve at Walnut Springs-a luxurious 2,000+ acre ranch community limited to just 66 homesites. The property benefits from an Ag-Exemption, courtesy of grazing longhorns that add a touch of rustic elegance to the landscape. Residents indulge in premier amenities such as swimming pools, tennis courts, a putting green, hammock grove, and over 22 miles of trails for horseback riding, hiking, biking, and running. Enter a realm of sophistication as you approach this grand residence, welcomed by a charming porch and oversized custom wooden doors. Inside, the open living and



dining spaces soar with ceilings adorned by hand-hewn Douglas Fir wood beams, setting the stage for an elegant orchestration of design and warmth. A stone fireplace, reaching to the heavens, becomes the heart of the living room, flanked by windows that invite the beauty of the outdoors inside—a space perfectly suited for both relaxation and entertainment. Neutral tones and an intuitive floorplan create an immediate sense of comfort throughout the property, accentuated by timeless tiled flooring that seamlessly flow from the main level to the patios and terrace. The tangible charm of improvements is encircled by native flora and fauna, Texas Walnut, Cherry, Redbud, and Spanish Oak trees on slightly sloping acreage that facilitates uninterrupted long-range views. The gourmet kitchen is a culinary haven, offering breathtaking views, a delightful coffee bar, a granite island with seating for five, double ovens, and induction cooking. The primary suite, beckons as a true retreat with a pitched ceiling, a seating area overlooking serene views, and outdoor access to a spacious porch and a spa-like bathroom featuring a soaker tub with views of the surrounding landscape. Upstairs, discover warm wood floors, custom shelving, a loft area leading to two secondary suites— one of which features a breathtaking covered patio, perfect for catching dramatic sunrises and sunsets. Outdoors, a covered patio and terrace provide idyllic spaces for grilling and gatherings, allowing residents to bask in the majesty of the Hill Country. Immersed within the gated ranch community of The Preserve at Walnut Springs, this property transcends the concept of mere residence, offering an exclusive lifestyle. The panoramic views, three miles of creek frontage, stocked ponds, natural springs, and extensive trails for horseback riding and hiking transform this community into a haven for those seeking tranquility. Premier amenities,

including swimming pools, tennis courts, a putting green, a classic Hill Country style clubhouse, an equestrian center, and a covered riding arena, complement the luxury ranch living experience. With only 66 homesites spread across 2000 acres, this is an unparalleled opportunity to embrace ranch living with minimal maintenance and easy access to the cultural hubs of Austin and San Antonio. Revel in the ag-exemption, escape city taxes, and savor a lifestyle enriched by ranch horses, fishing, kayaking, swimming, and the gentle Hill Country breeze in the hammock grove.

Built in 2009

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1735068
List Price	\$1,585,000
Sale Price	\$1,600,000
Sale Date	January 11th, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,372
Acres	6.49
Year Built	2009
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Ranch, Texas Hill Country
Status	Sold

Community Information

Address	283 E Sunset Dr.
Subdivision	THE PRESERVE AT WALNUT SPRINGS
City	Johnson City
County	Blanco

State TX
Zip Code 78636

Amenities

Amenities Pool, Tennis, Clubhouse, BBQ/Grill, Bike Trails, Bridle Path, Controlled Access, Fishing Pier, Jogging Trails, Waterfront Access
Parking None/Not Applicable
Pool None

Interior

Interior One Living Area, Eat-In Kitchen, Island Kitchen, Study/Library, High Ceilings, Laundry Room, 1st Floor Lvl/No Steps, Liv/Din Combo
Appliances Ceiling Fans
Heating Central
Cooling One Central, Zoned
Fireplace Yes
of Fireplaces 1
of Stories 2
Stories 2

Exterior

Exterior Stone/Rock, Stucco
Exterior Features Covered Patio, Deck/Balcony, Has Gutters
Lot Description 5 - 14 Acres, Ag Exempt, County View, Horses Allowed
Roof Metal
Construction Pre-Owned
Foundation Slab

School Information

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