

# \$4,300,000 - 22022 State Highway 71, Llano

MLS® #1736916

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## \$4,300,000

2 Bedroom, 2.00 Bathroom, 1,313 sqft  
Residential on 94.25 Acres

-, Llano, TX

Welcome to your own Texas haven - a remarkable opportunity to embrace the true spirit of the Lone Star State across 94.25 acres of enchanting unrestricted land. Less than 10 minutes to Horseshoe Bay, 15 minutes to Marble Falls, and just over an hour to both San Antonio and Austin, with the additional benefit of approximately 3,975 feet of Frontage on Highway 71 and "Live" water, this unrestricted property is a true testament of value. Electronically gated and fenced, the property features expansive pockets of scenic woodlands, "Live" water, a pond, and, as the centerpiece, a charming barndominium with an Oversized Garage and Workshop (58'x39'), adding both character and practicality to your rural retreat. With an open floor plan and split bedrooms, privacy, convenience, and authentic Texas Hill Country living is at the core of this peaceful retreat. Step outside, and you'll discover a resort-like oasis with a sparkling pool and hot tub, perfect for relaxation against the backdrop of the Texas countryside. A well and cistern, paired with a 50-gallon rainwater catchment tank and a 14 kW LG solar system with Enphase, provide a robust and sustainable water and energy solution offering reliable conservation and ultimate self-sufficiency. With its prime location along Highway 71 and commercial zoning, this property not only offers privacy, tranquility, and convenience but also the potential for a thriving business venture. Whether you're envisioning a thriving farm, a tranquil escape,



a bustling business, or a mix of it all, these parcels with just under 95 acres of land are ready to support your genuine vision. More than a lifestyle; it's a chance to embrace the genuine, unfiltered beauty of Texas.

Built in 2018

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1736916
List Price	\$4,300,000
Sale Price	\$3,680,000
Sale Date	March 6th, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,313
Acres	94.25
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Split Level, Texas Hill Country
Status	Sold

### Community Information

Address	22022 State Highway 71
Subdivision	-
City	Llano
County	Llano
State	TX
Zip Code	78643

### Amenities

Amenities	None
Parking	Attached
Has Pool	Yes
Pool	Hot Tub, In Ground Pool

### Interior

Interior	Two Living Area, Breakfast Bar, Eat-In Kitchen, High Ceilings, Island Kitchen, Laundry in Kitchen, Laundry Main Level, Laundry Room, Open Floor Plan
Appliances	Chandelier, Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Private Garbage Service, Solid Counter Tops, Security System (Owned), Stacked Washer/Dryer, Stove/Range, Washer Connection
Heating	2 Units, Central
Cooling	Two Central, Two Window/Wall
Fireplaces	Not Applicable
# of Stories	2
Stories	2

### **Exterior**

Exterior	Metal Structure
Exterior Features	Covered Patio, Garage Apartment, Patio Slab, Stone/Masonry Fence, Storage Building/Shed, Mature Trees, Wire Fence, Workshop, Wrought Iron Fence
Lot Description	15 Acres Plus, Ag Exempt, Bluff View, County View, Creek, Gently Rolling, Level, Mature Trees (ext feat), Pond /Stock Tank, Secluded, Wooded
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano