

# \$1,250,000 - 311 Cypress Estates Pkwy W, Ingram

MLS® #1771682

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## \$1,250,000

3 Bedroom, 4.00 Bathroom, 3,244 sqft  
Residential on 2.92 Acres

CYPRESS SPRINGS ESTS, Ingram, TX

Nestled on nearly 3 acres of scenic land, the Parker residence epitomizes elegance and charm. This immaculate 3-bedroom, 3.5-bathroom home seamlessly blends Texas with first class elegant elements, creating a captivating aesthetic. Throughout the home, stone accents adorn walls, arches, and windows, while variegated Spanish tile roofing, concrete columns, and dark wood trusses add character and warmth. Luxurious details abound, plantation shutters, private patio sitting areas, dual laundry areas with a full size convenient to Owner's suite and gas water heater, dual closets in the primary suite, and meticulous attention to detail, this home offers both functionality and timeless appeal, making it a truly exceptional and welcoming retreat. Spacious 3 car garage storage, and large storage room inside garage. Cypress Springs Estates, a gated community located minutes from Kerrville and offers private HOA access to the Guadalupe River with BBQ, Picnic tables, Pavilion, Kayaks/Canoes, Tennis, Pickleball, RV & Boat storage.



Built in 2010

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1771682
List Price	\$1,250,000
Sale Price	\$1,140,000

Sale Date	July 15th, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,244
Acres	2.92
Year Built	2010
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Sold

### **Community Information**

Address	311 Cypress Estates Pkwy W
Subdivision	CYPRESS SPRINGS ESTS
City	Ingram
County	Kerr
State	TX
Zip Code	78025-4412

### **Amenities**

Amenities	Park/Playground, BBQ/Grill, Controlled Access, Pool, Tennis, Waterfront Access
Parking	Attached, Oversized, Side Entry
Pool	None

### **Interior**

Interior	One Living Area, All Bedrooms Downstairs, Atrium, High Ceilings, High Speed Internet, Island Kitchen, Laundry in Closet, Laundry Room, Open Floor Plan, Pull Down Storage, Study/Library, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Dishwasher, Security System (Owned), Garage Door Opener, Custom Cabinets, Double Ovens, Disposal, Gas Cooking, Gas Water Heater, Private Garbage Service, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Smoke Alarm, 2+ Water Heater Units
Heating	Central, Zoned
Cooling	One Central, Heat Pump, Zoned
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Gas Logs Included, Living Room, One
# of Stories	1
Stories	1

### **Exterior**

Exterior	4 Sides Masonry, Stucco, Stone/Rock
Exterior Features	Double Pane Windows, Deck/Balcony, Has Gutters, Other - See Remarks, Sprinkler System, Storm Doors
Lot Description	Level, 2 - 5 Acres, County Vlew, Sloping
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Ingram ISD
Elementary	Ingram
Middle	Ingram
High	Ingram