

\$1,390,000 - 2301 Mayfield Drive, Round Rock

MLS® #2032455

\$1,390,000

4 Bedroom, 5.00 Bathroom, 3,874 sqft
Residential on 6.53 Acres

Brushy Bend Park Sec 2, Round Rock, TX

6.53 Acres in Brushy Creek only 7 minutes from Round Rock Donuts?! It's hard to know where to start when describing this incredible opportunity to own so much fully-fenced land in Brushy Bend Park just minutes drive from Brushy Creek Lake Park and Trails, Moonshine, the upcoming Dell Children's Hospital and more. The highlights:

1. A large single family home at the front of the property with 3-car garage and a tornado shelter.
2. Detached garage with adjacent carports.
3. Two-story, metal-roofed hay barn is equipped with electricity. It has various shelving, storage areas, a full-size staircase to the second floor, and an attached, covered stall.
4. Heated glass-paneled greenhouse with attached storage room and a half-bathroom.
5. Wooden horse corral and pasture with covered stall and electricity.
6. A fishing cabin (no utilities) overlooking 1 of 3 fishing ponds! The two ponds shared with neighbors is spring-fed.

More about the single family home located near the front of the property. The main level measures 3,874sqft. This floor includes 3 bedrooms each with full ensuite bathrooms, 2 half bathrooms, a formal living area with fireplace open to the horse-shoe shaped kitchen and center prep island. Plus, formal and informal dining areas, and a secondary living room off the main entryway. Behind the attached, 3-car garage, a large laundry room with sink and a secondary refrigerator! Two



staircases from the main level can take you to the cool, concrete basement, which also measures 3,874sqft. It includes a full-sized kitchen open to living room with fireplace, two rooms, a large gym area and several closets. Behind a weighted, locked, door, new homeowners will be able to access the home's tornado shelter and tunnels! The tunnel begins in the basement shelter and ascends up a staircase with egress at the greenhouse. Seller's architectural plans for full home remodel available to new homeowners (\$50K value).

Voluntary POA only \$50/year. Min lot size 1.5acres.

Built in 1980

Essential Information

ListingFeed	abor_vow
MLS® #	2032455
List Price	\$1,390,000
Sale Price	\$1,325,000
Sale Date	October 12th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,874
Acres	6.53
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2301 Mayfield Drive
Subdivision	Brushy Bend Park Sec 2
City	Round Rock

County Williamson
State TX
Zip Code 78681

Amenities

Utilities Electricity Connected, Propane
Features None
Parking Attached, Detached Carport, Detached, Garage, Garage Faces Rear
of Garages 4
Garages Garage Door Opener
View Pond, Pasture, Creek/Stream, Trees/Woods
Waterfront Pond, Stream

Interior

Interior Carpet, Concrete, Laminate, Linoleum, Tile, Wood
Appliances Built-In Oven, Dryer, Dishwasher, Free-Standing Refrigerator, Gas Cooktop, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer
Heating Central, Propane
Cooling Central Air, Electric
Fireplace Yes
of Fireplaces 2
Fireplaces Living Room, Masonry, Basement
of Stories 2
Stories Two

Exterior

Exterior Features Garden, Private Yard, Rain Gutters, See Remarks
Lot Description Back Yard, Cleared, Backs to Greenbelt/Park, Level, Moderate Trees, Trees Large Size
Windows Blinds, Drapes, Solar Screens
Roof Composition
Construction Masonry
Foundation Concrete Perimeter, Pillar/Post/Pier

School Information

District Leander ISD
Elementary Akin
Middle Stiles

High

Vista Ridge