

\$1,295,000 - 12600 Pauls Valley Road, Austin

MLS® #2288629

\$1,295,000

0 Bedroom, 0.00 Bathroom,
Lots and Acreage on 9.91 Acres

Pauls Valley, Austin, TX

*****Enchanted Hill Country Forest with Magical
Spring Fed Creek with Waterfall & Grotto*****

9.91 acres located 19 miles from downtown Austin. This is a unique opportunity to own a rare hill country gem and nature lovers paradise just minutes off famed Fitzhugh Rd and entertainment corridor. The property is surrounded by popular Breweries, Distilleries, Cideries, Wineries and outdoor eateries, some of which are within walking distance of the property. Anyone looking to build their dream home or to have their hill country retreat getaway, need look no further. Some of the highlights the property has to offer are: a bluff with hill country views, numerous cleared building sites, a well + 3 water storage tanks, fencing on all sides, 5 gated entrances (one with key pad opener), 2 utility poles; one with new electric service rack and strategic clearing, allowing the native trees to flourish while maintaining the natural character and privacy of the land. The crown jewel of the property is the spring fed seasonal creek, which runs the length of the east side of the property and includes an amazing waterfall, grotto and perfect little swimming holes(*some photos of waterfall from 2021)**Lot can be subdivided per deed restrictions**

Information provided is deemed reliable but is not guaranteed and should be independently verified. Buyer to verify utilities, measurements, schools, & tax, etc.



Essential Information

| | |
|-------------|------------------|
| ListingFeed | abor_vow |
| MLS® # | 2288629 |
| List Price | \$1,295,000 |
| Sale Price | \$1,295,000 |
| Sale Date | June 10th, 2022 |
| Bathrooms | 0.00 |
| Acres | 9.91 |
| Type | Lots and Acreage |
| Sub-Type | Unimproved Land |
| Status | Closed |

Community Information

| | |
|-------------|-------------------------|
| Address | 12600 Pauls Valley Road |
| Subdivision | Pauls Valley |
| City | Austin |
| County | Hays |
| State | TX |
| Zip Code | 78737 |

Amenities

| | |
|---------------|--|
| Utilities | Cable Available, Electricity Available, High Speed Internet Available, Water Available |
| Features | None |
| View | Hills, Panoramic, Creek/Stream, Trees/Woods |
| Is Waterfront | Yes |
| Waterfront | Creek, See Remarks, Stream, Waterfront |

Exterior

| | |
|-------------------|--|
| Exterior Features | RV Hookup |
| Lot Description | Bluff, Corner Lot, Gentle Sloping, Native Plants, Private, Rock Outcropping, Many Trees, Steep Slope, Split Possible, Trees Large Size, Views, Waterfall |

School Information

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|------------|-------------------------|
| District | Dripping Springs ISD |
| Elementary | Dripping Springs |
| Middle | Dripping Springs Middle |
| High | Dripping Springs |