

\$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

District	Dripping Springs ISD
Elementary	Dripping Springs
Middle	Dripping Springs Middle
High	Dripping Springs