

\$2,650,000 - 355 French John Creek, Buchanan Dam

MLS® #2466620

\$2,650,000

4 Bedroom, 5.00 Bathroom, 3,579 sqft
Farms and Ranches on 31.00 Acres

French John Creek, Buchanan Dam, TX

This 31+/- acre property sits on 2 of only 16 tracts in this exclusive gated community. Upon entering a private gated entrance, you will immediately notice the custom details throughout the property. The inviting home features tall ceilings, transom windows, and an abundance of natural light. The kitchen is any chef's dream with a large quartz island, custom cabinetry and top of the line appliances. The primary bedroom boasts an accent wall and french doors with custom electric blinds. Inside the primary bathroom, you will find a large walk in shower, soaking tub, heated floors, and walk in closet with a built in safe. There is a second primary suite off of a flex space with glass overhead doors allowing views from both the front and back of the home. Enjoy the sunset in front of the fireplace in either the flex space or large living area. The home has many energy efficient features such as a multi zoned HVAC system and spray foam insulation to help with heating and cooling costs. There is a newly constructed cabin with heating and air conditioning, that is also plumbed for water behind the home made of cypress and white oak. This space is perfect for an additional bedroom, office, or craft room. Take a stroll to the barn where modern luxury meets functionality. The custom white oak barn was designed and constructed by Timberlyne and features three large stalls, a wash rack with hot water, overhead storage, RV hookup, as well as private guest quarters featuring a



kitchen, bathroom, and covered porch. When you enter the barn, look up and notice the transom windows for air flow, custom cat walk for operating windows, as well as an antique pulley for lowering the ladder that leads to the loft. The property is perimeter fenced as well as cross fenced and includes two water wells. Additional improvements include but are not limited to *50' X 75' storage barn*6 metal loafing sheds*2 portable shipping containers - 1 with electricity*

Built in 2020

Essential Information

ListingFeed	abor_vow
MLS® #	2466620
List Price	\$2,650,000
Sale Price	\$2,652,500
Sale Date	July 1st, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,579
Acres	31.00
Year Built	2020
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	355 French John Creek
Subdivision	French John Creek
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	Gated
Parking	Attached Carport, Circular Driveway, Concrete, Covered, Electric Gate, Gated
View	Hills, Pasture, Trees/Woods
Waterfront	Seasonal
Has Pool	Yes

Interior

Interior	Concrete, Tile
Appliances	Double Oven, Dishwasher, Disposal, Microwave, Propane Cooktop, Tankless Water Heater
Heating	Central, Fireplace(s), Propane
Cooling	Central Air, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Propane, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters
Lot Description	Agricultural, Back Yard, Farm, Front Yard, Gentle Sloping, Landscaped, Many Trees, Trees Large Size, Views
Windows	Screens
Roof	Metal
Construction	HardiPlank Type, Masonry, Spray Foam Insulation, Stucco
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano