

# \$1,095,000 - 105 Kai Vista Drive, Kyle

MLS® #2513113

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## \$1,095,000

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 35.98 Acres

none, Kyle, TX

Welcome to Dancing Dreams Stable, a sprawling 35-acre property nestled on the cusp of development, just beyond the outskirts of the Southwestern Austin corridor. This enchanting farm has been the cherished home of numerous award-winning horses and continues to serve as a dedicated stable for its owners. Despite its proximity to major road networks, this property offers the tranquility of a countryside retreat. Ideally situated within the Growth Triangle and boasting convenient access to Austin, Kyle, and Lockhart, Dancing Dreams Stable presents a versatile opportunity for development, investment, or as a personal residence. Land: towards the rear of the property lies a vast, well-maintained coastal and native mix field that holds potential for future development, hay production, or continued use as a horse paddock. The front of the property boasts a wet-weather pond and wet-weather Elm Creek.

**Water:** The property benefits from a water line provided by the Goforth Special Utility District.

**Electricity:** Electricity is supplied by Pedernales Electric Coop, complete with an active meter.

**Improvements:** While the property includes a mobile home, horse paddocks, and functional working pens, it's worth noting that these improvements hold relatively modest value. Notably, the barn on the property is reputed to be the oldest barn in Hays County, a



testament to its historical significance.

Local Area Highlights:

- Located within the Growth Triangle, this area is renowned for its talent pool, offering abundant networking opportunities with nearby colleges and universities. Additionally, it provides convenient commutes throughout the region. (Source: lockhartedc/)

verify all info (taxes, school districts, zoning, etc.)

**Essential Information**

ListingFeed	abor_vow
MLS® #	2513113
List Price	\$1,095,000
Sale Price	\$1,095,000
Sale Date	December 22nd, 2023
Bathrooms	0.00
Acres	35.98
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

**Community Information**

Address	105 Kai Vista Drive
Subdivision	none
City	Kyle
County	Hays
State	TX
Zip Code	78640

**Amenities**

Utilities	See Remarks
Waterfront	Pond, Seasonal, See Remarks
Has Pool	Yes

**Exterior**

Lot Description      See Remarks

**School Information**

District	Hays CISD
Elementary	Uhland
Middle	Armando Chapa
High	Jack C Hays