

\$2,750,000 - 402 Southwick Ranch Road, Johnson City

MLS® #2669105

\$2,750,000

4 Bedroom, 7.00 Bathroom, 4,851 sqft
Farms and Ranches on 11.53 Acres

Southwick Ranch Sub, Johnson City, TX

Iconic modern farmhouse situated amongst the rolling hills of Johnson City. Enjoy the peace and tranquility of this stunning custom home completed in 2022. Entertain in style with the open floor plan showcasing the perfect mix of limestone and shiplap walls, beamed ceilings, zellige tiles, and brick floors; the feature list of this home never stops! Family room has large windows, a towering fireplace, and custom fur beams. A slide and stack slider off the family room allows you to bring the outdoors inside while taking in some spectacular Hill Country views. A chef's delight kitchen with a Crisallo Quartzite waterfall island and backsplash, white oak cabinets, gas range, potfiller, and apron sink. Decked out butler's pantry with sink, dishwasher, advantium oven, and wine fridge; large dinner parties have never been so easy to prepare. The master bedroom has a private porch, vaulted ceilings, and gas fireplace. In the master bath you will find a freestanding tub, large walk in shower with two shower heads, his and her vanities, separate women's dressing area/makeup vanity space, and large walk in closet with an additional stackable washer and dryer space. A flex area with ample amount of built ins for storage is centered between two secondary bedrooms. Upstairs you will find a large dedicated office space with private porch and a guest bedroom with full bathroom. The catwalk upstairs leads to a large entertaining space equipped with a full wet bar, spiral



staircase to a loft, additional powder bath and glass doors that lead to a private covered balcony with unbeatable views. Fantastic outdoor area with wrap around porches, outdoor kitchen and fireplace, pool + spa, separately fenced areas for a chicken coop and garden, fire pit, outdoor shower, and a pool bath. Other exceptional features include solar panels for power alternative, water softener, tankless water heaters, and a central vacuum system. Perfect location with a short hour drive to Austin or San Antonio!

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	2669105
List Price	\$2,750,000
Sale Price	\$2,350,000
Sale Date	September 6th, 2023
Bedrooms	4
Bathrooms	7.00
Full Baths	4
Half Baths	3
Square Footage	4,851
Acres	11.53
Year Built	2022
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	402 Southwick Ranch Road
Subdivision	Southwick Ranch Sub
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

Amenities

Utilities	Electricity Connected, Propane, Phone Connected, Sewer Connected, Water Connected
Features	None, Sidewalks
Parking	Additional Parking, Circular Driveway, Concrete, Door-Single, Driveway, Garage, Garage Faces Side
# of Garages	4
View	Hills, Panoramic
Waterfront	None
Has Pool	Yes

Interior

Interior	Brick, Carpet, Tile, Wood
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Free-Standing Gas Range, Microwave, Oven, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Living Room, Outside, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Garden, Gas Grill, Outdoor Grill
Lot Description	Interior Lot, Landscaped, Native Plants, Sprinklers Automatic, Trees Small Size, Views, Xeriscape
Windows	Drapes
Roof	Metal
Construction	Board & Batten Siding, Stone
Foundation	Slab

School Information

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)