

\$7,133,770 - 3625 Ranch Road 3347, Round Mountain

MLS® #2879898

\$7,133,770

3 Bedroom, 4.00 Bathroom, 6,800 sqft
Farms and Ranches on 446.00 Acres

Not in a Subdivision, Round Mountain, TX

The Rock Lodge is one of a kind, consisting of a main house approx. 6800 SF along with a guest house approx. 1230 SF and oversized rock garage/workshop and storage area approx. 2400 SF. All of the improvements are 100% masonry stone with high ceilings and tile roof. Expansive rock courtyard with rod iron gates and mature Oak trees wrap around the main house and guest house. Main house consist of 3 Bedroom/5 Bath, with a master suite upstairs and master suite downstairs. Guest house is a 1 bedroom/1 bath. The "GRAND" Great Room is 1728 SF with custom wood paneling and cabinetry, massive fireplace, hardwood floors and stunning staircase. The Master suite upstairs is approx. 1579 SF including fireplace, custom walk thru closet with laundry, master bath with dressing area, large tub, separate shower, double vanity and private balcony overlooking the courtyard. The downstairs master is approx. 800 SF along with a private study/sitting room with fireplace and laundry approx. 450 SF. The compound is ideal for large gatherings and entertaining. The compound is located near the front of the property with highway access on RR 3347. The tree lined asphalt driveway leads you to the main house and garage. Unrestricted 446 acres the property has 3 windmills, 4 water wells and 4 large round rock water troughs and pond. Numerous hunting blinds & feeders along with stacked stone crossings & rock dams along the ranch road. Recently the Seller shredded all ranch roads



for easy access and viewing of the property. Abundant Whitetail Deer, Wild Turkey and Hogs roam the property. The crown jewel of this property is located on the higher elevation from 1380 Ft to 1420 FT the Seller calls it "Margarita Point" the view is breath taking! Packsaddle Mountain looking toward LLano and the blue waters of Lake LBJ at Horseshoe Bay in the distance. One of the BEST views in Blanco County!!! The setting and location make it special, located minutes from Horseshoe Bay and Marble Falls.

Built in 1992

Essential Information

ListingFeed	abor_vow
MLS® #	2879898
List Price	\$7,133,770
Sale Price	\$7,000,000
Sale Date	December 17th, 2021
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	6,800
Acres	446.00
Year Built	1992
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3625 Ranch Road 3347
Subdivision	Not in a Subdivision
City	Round Mountain
County	Blanco
State	TX
Zip Code	78663

Amenities

Utilities	Electricity Connected, Propane, Other
Features	None
Parking	Asphalt, Detached, Garage, Storage, Workshop in Garage
# of Garages	3
View	Hills, Pasture, Trees/Woods
Waterfront	Pond

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Exhaust Fan, Electric Water Heater, Gas Cooktop, Ice Maker, Microwave
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas Log
Stories	One and One Half

Exterior

Exterior Features	Balcony, Private Entrance, See Remarks, Uncovered Courtyard
Lot Description	Gentle Sloping, Rolling Slope, Many Trees, Views
Windows	See Remarks, Window Coverings
Roof	Tile
Foundation	Slab

School Information

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