

# \$1,880,000 - 2706 Gabriel View Drive, Georgetown

MLS® #3138286

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## \$1,880,000

4 Bedroom, 4.00 Bathroom, 3,285 sqft  
Residential on 1.80 Acres

River Bend Unit 04, Georgetown, TX

Looking for waterfront property? Well you have arrived here with this stunning custom home overlooking the San Gabriel River. Fish from your private pier or just sip on your drink and bask in the peacefulness of the water. Or paddle board and watch cranes do the fishing. The home is on 1.80 acres minutes from the square- toll rd or the Rivery. Take your golf cart over the Georgetown Country Club and play 18 or connect to the fabulous GT trails that follow the river down to El Monument and Blue Hole. The main house has 3 bedrooms and 3 baths- guest house/pool house has a full bath and kitchen amenities. the outdoor space will leave you speechless with all the natural beauty the acreage has to offer. House was designed by architect Rick O'Donnell and built 5 years ago approx. 3 Rinnai tankless water heaters- metal roof- storage galore - Anderson windows and doors are just a few of the outstanding features you will notice. The beverage/wine bar has a wine cooler along with an ice machine which is perfect for entertaining. Walls of windows allow the outside to permeate into the primary bedroom and living areas. The multiple outdoor living areas allow you to entertain at the river or poolside. The pizza oven and fireplace are 2 favorites the owners have enjoyed along with the covered eating area next to the grill and pool house/guest quarters. The river front areas are breath taking and park like in every way. The pickle ball court and basketball court are added perks to the property.



Built in 2016

## Essential Information

ListingFeed	abor_vow
MLS® #	3138286
List Price	\$1,880,000
Sale Price	\$2,020,000
Sale Date	March 8th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,285
Acres	1.80
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	2706 Gabriel View Drive
Subdivision	River Bend Unit 04
City	Georgetown
County	Williamson
State	TX
Zip Code	78628

## Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Natural Gas Connected, Sewer Connected
Features	Lake, Trails/Paths, Golf, Internet Access, Park
Parking	Garage, Attached, Door-Single, Driveway, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	River, Trees/Woods
Is Waterfront	Yes
Waterfront	River Front, Waterfront
Has Pool	Yes

## Interior

Interior	Carpet, Tile, Stone
Appliances	Dishwasher, Built-In Refrigerator, Disposal, Electric Oven, Free-Standing Gas Oven, Gas Cooktop, Gas Water Heater, Ice Maker, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, Water Purifier Owned, Wine Cooler
Heating	Central, Natural Gas, Electric, Zoned
Cooling	Central Air, Ceiling Fan(s), Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Outside, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard, Basketball Court, Exterior Steps, Garden, Gas Grill, Lighting, Outdoor Grill, Rain Gutters, Sport Court
Lot Description	Bluff, Many Trees, Near Golf Course, Sprinklers Automatic, Views
Windows	Window Treatments
Roof	Metal
Construction	Stone
Foundation	Slab

### **School Information**

District	Georgetown ISD
Elementary	The Village
Middle	Douglas Benold
High	Georgetown