

# \$1,999,999 - 1352 E Flying Owl Drive, Johnson City

MLS® #3208693

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## \$1,999,999

5 Bedroom, 5.00 Bathroom, 5,254 sqft  
Residential on 6.01 Acres

LEGACY HILLS, Johnson City, TX

Amazing Custom Hill County Home situated on 6.01 ac. This sophisticated 1 story modern farmhouse offers the ultimate privacy w/stunning back patio sunrises. The main house features wide open family living space, grand vaulted ceilings, stunning fireplace w/floating bookshelves & cabinets. The over 10'™ quartz center kitchen island provides ample entertaining space. This chef's™ kitchen is appointed w/stainless steel Jennaire appliances, wine fridge & bar area, separate butler's™ pantry w/plenty of storage with pull out cabinet drawers, floating shelves & secondary fridge. Grand primary bedroom offers large picture windows to showcase the astonishing sunrises, vaulted ceilings & elegant side table pendants. Enjoy the spa inspired primary bath with double head over sized shower, large vessel tub with bubble chandelier, generous amount of cabinet space, and double sink vanity. Pet Lovers, you are going to love the dedicated pet room w/Dutch door, dog washing station, dog inspired wallpaper, artsy pendant lighting and direct access to a private enclosed dog yard with artificial turf for easy cleaning. Home office w/custom pendant lighting & storage w/files drawers & shelves. Additional guest space/office space is available w/the unfinished barn apartment connected to the house w/land bridge. This two-story barn guest house is set up for (2) 1 bedroom apartments. The 1ST floor apartment (1032 sq ft) offers almost 1000 sf of covered patio space, private



kitchen/living/bedroom/bath & access to garage & the second floor apartment (916 sq ft) w/private kitchen/living/bed/bath with balcony that offers 180 degree 10 miles magnificent views. Renderings & cost to finish out are available upon request. Located in the Legacy Hills subdivision, 646 ac walmost 250 homesites in a gated community in Blanco County just 10 mins to Dripping Springs and 10 mins to Johnson City. This community offers ag exemption with Black Buck and Oryx.

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	3208693
List Price	\$1,999,999
Sale Price	\$1,850,000
Sale Date	March 22nd, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	5,254
Acres	6.01
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1352 E Flying Owl Drive
Subdivision	LEGACY HILLS
City	Johnson City
County	Blanco
State	TX
Zip Code	78636-2165

### Amenities

Utilities	Electricity Available, Propane, Other, Sewer Available, Water Available
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Features	Community Mailbox, Gated
Parking	Additional Parking, Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Parking Pad, Shared Driveway, Garage Faces Side
# of Garages	4
Garages	Garage Door Opener
View	Hills, Panoramic
Waterfront	None

### **Interior**

Interior	Tile, Vinyl
Appliances	Built-In Gas Oven, Built-In Gas Range, Bar Fridge, Built-In Refrigerator, Convection Oven, Cooktop, Dishwasher, Exhaust Fan, Disposal, Indoor Grill, Microwave, Water Purifier Owned, Refrigerator, Water Softener Owned, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator
Heating	Central, Fireplace(s), Propane
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Outside
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony, Barbecue, Dog Run, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Entrance, Rain Gutters
Lot Description	Back Yard, Cleared, Front Yard, Level, Native Plants, Many Trees, Views
Windows	Blinds, Double Pane Windows, Low Emissivity Windows
Roof	Composition, Metal
Construction	Board & Batten Siding, Masonry, Stone, Spray Foam Insulation
Foundation	Slab

### **School Information**

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