

# \$1,475,000 - 1000 Lightning Ranch Road, Georgetown

MLS® #3320607

---

## \$1,475,000

4 Bedroom, 3.00 Bathroom, 3,080 sqft  
Farms and Ranches on 15.00 Acres

N/A, Georgetown, TX

15 AMAZING acres with one story home, 4 bds/3 full baths/3 car garage, inground pool, private well in well house, lighted sports court and more! Home has high ceilings, open floor plan with wood burning fireplace in living. Primary bedroom has a sitting/office area and it's own full bath with double vanity and double walk-in closets. Kitchen has a water filtration system, center island with sink and is open to living and dining. Large covered backporch overlooks the pool which has a diving board and waterfall. Large trees shade the home and help keep utilities low. This property is located in a private location, near upscale homes, in Georgetown ETJ. The property is lightly restricted, which should not prevent the property from being subdivided. The AG EXEMPTION is maintained by a grazing agreement with neighbor. 14 of the 15 acres is ag exempt. The land has an abundance of hardwoods and is mostly level with some gentle sloping topography. A new roof was installed in July 2022. In 2021 the pressure tank, booster pump, tank float, pool pump and chlorinator was replaced. Property is in Georgetown ISD.



Built in 1996

## Essential Information

ListingFeed	abor_vow
MLS® #	3320607

List Price	\$1,475,000
Sale Price	\$1,375,000
Sale Date	September 28th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,080
Acres	15.00
Year Built	1996
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1000 Lightning Ranch Road
Subdivision	N/A
City	Georgetown
County	Williamson
State	TX
Zip Code	78628

### **Amenities**

Utilities	Electricity Connected, Propane
Features	None
Parking	Attached, Door-Multi, Garage
# of Garages	3
Garages	Garage Door Opener
View	Pasture, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Vinyl
Appliances	Built-In Electric Oven, Dishwasher, Free-Standing Electric Range, Gas Water Heater, Microwave, Plumbed For Ice Maker, Vented Exhaust Fan
Heating	Central, Propane
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Gas Starter, Wood Burning

# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Basketball Court, Dog Run, Exterior Steps
Lot Description	Agricultural, Flag Lot, Gentle Sloping, Level, Many Trees, Trees Large Size, Trees Medium Size
Windows	Double Pane Windows, Window Treatments
Roof	Composition
Construction	Brick, Cement Siding
Foundation	Slab

### **School Information**

District	Georgetown ISD
Elementary	Wolf Ranch Elementary
Middle	James Tippit
High	East View