

# \$1,100,000 - 402 Shady Tree Drive, Georgetown

MLS® #3429372

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## \$1,100,000

4 Bedroom, 4.00 Bathroom, 3,725 sqft  
Residential on 1.00 Acres

Shady Tree Estates, Georgetown, TX

Welcome to Shady Tree Estates 1+ acre development! Just completed semi-custom home built with attention to detail on a heavily treed lot. Natural stone exterior with modern architectural design finishes. Custom built cabinetry throughout, SS Kitchen-Aide appliances, easy care wood-like tile flooring and generous 12 foot ceilings in main living areas. Spacious bonus flex space could serve as a game room, second office or home theater. Energy Star approved windows, doors and appliances. Two private outdoor living spaces to relax with nature or entertain guests. Energy efficient radiant heat barrier roof with vented ridges. Three car garage with epoxy flooring. No HOA fees or city taxes! Sensible neighborhood restrictions. Just a short drive to restaurants, shopping centers, Cedar Breaks Recreational Park and Lake Georgetown. Square footage is approximate, buyer to verify.



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	3429372
List Price	\$1,100,000
Sale Price	\$1,075,000
Sale Date	March 1st, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	3,725
Acres	1.00
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	402 Shady Tree Drive
Subdivision	Shady Tree Estates
City	Georgetown
County	Williamson
State	TX
Zip Code	78633

### Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Other, Water Connected, Underground Utilities
Features	Community Mailbox, Internet Access
Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None

### Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Microwave, Stainless Steel Appliance(s), ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Water Heater, Propane Cooktop, Wine Refrigerator
Heating	Central, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Heat Pump
Cooling	Central Air, Ceiling Fan(s), Electric, ENERGY STAR Qualified Equipment, Dual, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Electric, Insert

# of Stories	1
Stories	One

### **Exterior**

Exterior Features	No Exterior Steps, Outdoor Grill
Lot Description	Back Yard, Front Yard, Level, Sprinklers Automatic, Trees Small Size
Windows	Double Pane Windows, Low Emissivity Windows, Screens, Vinyl, Insulated Windows
Roof	Composition, Shingle
Construction	Masonry, Stone, Stucco
Foundation	Slab

### **School Information**

District	Georgetown ISD
Elementary	Jo Ann Ford
Middle	Douglas Benold
High	Georgetown