

\$1,780,000 - 191 Kanz Lane, Marble Falls

MLS® #3748580

\$1,780,000

5 Bedroom, 5.00 Bathroom, 4,000 sqft
Residential on 12.32 Acres

Ah Bean Surv #77 Abs # 137, Marble Falls, TX

Escape to the Hill Country to this 12+ acre property 8 miles south of Marble Falls. The 4000 SF farmhouse offers 5 bedrooms, 5 full baths, large island kitchen with breakfast nook and formal dining room, and large utility room. The main floor houses 2 large bedrooms with private ensuite bathrooms and 2 additional bedrooms connected by a Jack and Jill bath. The private second-floor retreat offers a full bath, separate sitting and tv areas, and an office nook flanked with bookshelves. The large walk-in closet, attic storage and second walk-in office closet provide ample storage for treasures. Outside, the white limestone house with wrap around porch and pool, is enclosed by a split rail fence, and a horse proof perimeter fence surrounds the barn and grazing area for the animals. The open air style barn is perfect for the warm climate, featuring four 12'x12' rubber-matted stalls with the option to convert to two 12'x24' stalls. The barn also includes a feed room, tack room, workshop with washer and dryer hook-up, and wash area for the animals. A separate storage building nearby can be used for storing hay or farm equipment. This is country living at its best; less than 15 minutes from Marble Falls, 35 minutes to the Hill Country Galleria, and an hour to Austin.



Built in 2005

Essential Information

ListingFeed	abor_vow
MLS® #	3748580
List Price	\$1,780,000
Sale Price	\$1,780,000
Sale Date	March 25th, 2022
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	4,000
Acres	12.32
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	191 Kanz Lane
Subdivision	Ah Bean Surv #77 Abs # 137
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Electricity Connected, Other
Features	None
Parking	Driveway, Open, Outside, Unpaved
View	Hills
Waterfront	None
Has Pool	Yes

Interior

Interior	Concrete, Vinyl
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Disposal, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces Stone, Wood Burning

of Stories 2

Stories Two

Exterior

Exterior Features Dog Run, Exterior Steps

Lot Description Agricultural, Front Yard, Many Trees, Sprinklers In Ground, Views

Windows Blinds, Drapes

Roof Metal

Construction Frame, Stone

Foundation Slab

School Information

District Marble Falls ISD

Elementary Spicewood (Marble Falls ISD)

Middle Marble Falls

High Marble Falls