

\$2,400,000 - 199 Middleton Road, Spicewood

MLS® #3831112

\$2,400,000

4 Bedroom, 3.00 Bathroom, 3,363 sqft
Residential on 35.98 Acres

Oaks At Spicewood, Blanco County, Spicewood, TX

Spectacular Hill Country Ranch with 35.98 Acres on an incredibly private setting with panoramic views & gorgeous trees all around. The nearly 36 Acr is comprised of five subdivided lots that can be easily sold off without any re-platting required. Privacy is assured here because the property is bordered by a county road and a large private ranch of over 1,000 Acres. The immaculate home with 3363 SqFt which was built by the current owner with incredible attention to detail and emphasis on structural integrity & energy efficiency. There are exposed laminated beams, long leaf pine trim, hand built cabinets, heavy duty insulation and zoned AC systems and propane heating plus a beautiful Hearthstone wood burning stove in the family room. Maybe the best part of this house however, is the fantastic front porch! It is extremely inviting and faces east with miles long views that provide a fantastic setting to enjoy the beautiful hill country scenery. Water is provided by a private well, a 3,000 gallon water storage tank and a water softener. The terrain on this ranch is gently rolling with an elevation around 1,000' above sea level. For the most part, the land has been left in its natural state to maintain lots of cover and sanctuary for wildlife. Several of the surrounding ranches have been well cleared which makes the habitat on this ranch a magnet for an abundance of wildlife such as whitetail deer, turkey, wild hogs and more.. As far as the habitat goes, it is trees,



trees, trees! You can see by the aerial photos that this ranch is loaded with big trees including live oaks, post oaks, huge junipers, yaupon, and many others! This diversity of cover makes for a great refuge for wildlife. There are several blinds and feeders set up on the ranch for hunting or just for watching the wildlife. Living on this ranch is nothing but fun, hiking, hunting, sunsets, animal watching and relaxation! Hurry to see this one, property like this is very rare and will sell quickly!!

Built in 1989

Essential Information

ListingFeed	abor_vow
MLS® #	3831112
List Price	\$2,400,000
Sale Price	\$2,180,000
Sale Date	May 2nd, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,363
Acres	35.98
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	199 Middleton Road
Subdivision	Oaks At Spicewood, Blanco County
City	Spicewood
County	Burnet
State	TX
Zip Code	78669

Amenities

Utilities	Electricity Connected, Propane, Other, Phone Available
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Features	None
Parking	Driveway, Outside
View	Hills
Waterfront	Seasonal

Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Dishwasher, Gas Cooktop, Disposal, Microwave
Heating	Central, Propane, Wood Stove, Zoned
Cooling	Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, See Remarks
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Gentle Sloping, Many Trees, Subdivided, Views
Windows	Double Pane Windows
Roof	Metal
Construction	Stone
Foundation	Slab

School Information

District	Other
Elementary	Other Johnson City
Middle	Other
High	Other Johnson City