

# \$2,499,000 - 1099 Lovejoy Lane, San Marcos

MLS® #3902139

---

## \$2,499,000

5 Bedroom, 4.00 Bathroom, 5,465 sqft  
Farms and Ranches on 38.14 Acres

none, San Marcos, TX

RARE FIND! 38 secluded acres 5 miles from downtown San Marcos, a world away from the hustle and bustle! 10 miles from Hill Country Studios (to begin construction 4/23), 30 miles from downtown Austin. Exquisite custom built and meticulously maintained main home. 5645 sq ft. 5 bed 3.5 bath, plus a study, gorgeous walnut floors, reclaimed wood beams, windows for days, stone counters, custom cabinetry, rock fireplace, Thermador appliances, Home automation system (audio, video, lighting), Safe room, 4 bay extra wide garage 1900 sq ft with storage, shower and utility sink in the garage, gym room. Second home 2042 sq ft, 3/2 Charming! Gorgeous views from the back porch! Currently on Airbnb. There is also an 840 sq ft slab for another guest home, ready to build (plans available). Low maintenance buffer zone, the forest takes care of itself. Sit on the large porch and enjoy the trees and wildlife and unwind from the day. 2 homes, 2 wells, whole house generator automatically comes on if power is out, gutters ready for rain water tank install. AG EXEMPT, 2,100 sq ft metal shop with storage. This area is booming! Loop 110 will be connecting the neighborhood directly to I-35. PRICED UNDER APPRAISED VALUE! Deed restrictions expire in 4 years!



Built in 2019

## Essential Information

ListingFeed	abor_vow
MLS® #	3902139
List Price	\$2,499,000
Sale Price	\$2,550,000
Sale Date	April 11th, 2024
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,465
Acres	38.14
Year Built	2019
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1099 Lovejoy Lane
Subdivision	none
City	San Marcos
County	Hays
State	TX
Zip Code	78666

### **Amenities**

Utilities	Above Ground Utilities, Electricity Available, Electricity Connected, Propane, Water Connected
Features	None
Parking	Garage, Oversized, Garage Faces Side
# of Garages	4
Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Built-In Gas Range, Bar Fridge, Built-In Refrigerator, Convection Oven, Dishwasher, Free-Standing Range, Built-In Freezer, Disposal, Gas Water Heater, Microwave, Water

	Softener Owned, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator
Heating	Central, Humidity Control, Propane, Separate Meters
Cooling	Attic Fan, Central Air, Ceiling Fan(s), Humidity Control, See Remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, See Remarks, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Dog Run, Exterior Steps, Lighting, No Exterior Steps, Rain Gutters, Uncovered Courtyard
Lot Description	Native Plants, Private, Many Trees, Trees Large Size, Views
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Low Emissivity Windows, Display Window(s), Screens, Wood Frames, Window Treatments
Roof	Metal
Construction	Board & Batten Siding, Frame, Masonry, Stone, Spray Foam Insulation, See Remarks
Foundation	Slab

### **School Information**

District	San Marcos ISD
Elementary	Travis
Middle	Doris Miller
High	San Marcos