

# \$1,200,000 - 2606 Grapevine Springs Cove, Georgetown

MLS® #4217433

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## \$1,200,000

4 Bedroom, 3.00 Bathroom, 2,901 sqft  
Residential on 0.57 Acres

Falls San Gabriel, Georgetown, TX

Feels like an acre lot but is 0.5747 acre. One-of-a-Kind, Architectural Digest-worthy finishes and a unique setting like nothing else in Georgetown. Designed so that beautiful interiors blend seamlessly with stunning nature exterior, this custom home makes even the pickiest buyers swoon. Dare to compare to anything on a larger lot! Brilliant natural light illuminates the living and dining areas with scenic grotto vistas. Beamed ceilings complement distressed wood floors and accent walls. This is the kitchen you've always wanted - open, and well-laid-out, with divine appointments and a trophy appliance package. The home lives like a 1 story, with 4th bedroom/office down (or convert the HVAC'ed single car garage into #4). Upstairs includes 2 bedrooms with heavenly views. The entire design takes advantage of the privacy created by limestone bluffs and trees in back as well as the feel of a "secret garden" style backyard. (Owners hosted a wedding in the back...it's THAT pretty.) If you were buying a lot to build, it would take 6 figures easily to sculpt it like the owners have here.

You simply must experience the setting and the details for yourself because words don't do it justice.

Built in 2017

## Essential Information

ListingFeed          abor\_vow



MLS® #	4217433
List Price	\$1,200,000
Sale Price	\$1,125,000
Sale Date	May 5th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,901
Acres	0.57
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2606 Grapevine Springs Cove
Subdivision	Falls San Gabriel
City	Georgetown
County	Williamson
State	TX
Zip Code	78628

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Underground Utilities
Features	See Remarks, Trails/Paths
Parking	Attached
# of Garages	3
View	Park/Greenbelt, Trees/Woods, Water, Creek/Stream
Waterfront	See Remarks

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Refrigerator, Cooktop, Double Oven, Gas Cooktop, Gas Water Heater, Microwave, Tankless Water Heater, Propane Cooktop, Water Purifier Owned
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces Living Room

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Outdoor Grill, Rain Gutters

Lot Description Backs to Greenbelt/Park, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size

Windows Blinds, Window Treatments, Drapes

Roof Composition

Construction Masonry, Stone Veneer, Stucco, Attic/Crawl Hatchway(s) Insulated

Foundation Slab

### **School Information**

District Georgetown ISD

Elementary The Village

Middle Douglas Benold

High Georgetown