

# \$1,585,000 - 283 E Sunset Drive, Johnson City

MLS® #5004570

---

## \$1,585,000

3 Bedroom, 4.00 Bathroom, 3,372 sqft  
Residential on 6.49 Acres

The Preserve at Walnut Springs, Johnson City, TX

Nestled within the embrace of the picturesque Hill Country, this exclusive retreat stands as a testament to unparalleled privacy and refined living on a 6.49 ac deeded footprint surrounded by 1500+/- acres of preserve land. A 3-bed, 3.5-bath sanctuary, spanning 3372+/- SF, unfolds with grace, revealing a harmonious blend of nature and architectural splendor. Step into a world where the art of seclusion is mastered, highlighted by an expansive 661+/- SF screened porch, inviting you to revel in the serenity of uninterrupted starlit skies, free from the intrusion of city lights. The property, a masterpiece in craftsmanship, showcases meticulous limestone rockwork, framing captivating long-range views that extend over 1500 acres of pristine preserve land incorporated into a prestigious ranch community. A mere hour's drive from Austin and San Antonio, it is part of the esteemed Preserve at Walnut Springs—a luxurious 2,000+ acre ranch community limited to just 66 homesites. The property benefits from an Ag-Exemption, courtesy of grazing longhorns that add a touch of rustic elegance to the landscape. Residents indulge in premier amenities such as swimming pools, tennis courts, a putting green, hammock grove, and over 22 miles of trails for horseback riding, hiking, biking, and running. Enter a realm of sophistication as you approach this grand residence, welcomed by a charming porch and oversized custom wooden doors. Inside, the open living and dining spaces soar with



ceilings adorned by hand-hewn wood beams, setting the stage for an elegant orchestration of design and warmth. A stone fireplace, reaching to the heavens, becomes the heart of the living room, flanked by windows that invite the beauty of the outdoors inside—a space perfectly suited for both relaxation and entertainment. This is an unparalleled opportunity to embrace ranch living with minimal maintenance and easy access to the cultural hubs of Austin and San Antonio.

Built in 2009

### Essential Information

ListingFeed	abor_vow
MLS® #	5004570
List Price	\$1,585,000
Sale Price	\$1,600,000
Sale Date	January 11th, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,372
Acres	6.49
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	283 E Sunset Drive
Subdivision	The Preserve at Walnut Springs
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

### Amenities

Amenities	Concierge
Utilities	Electricity Connected, Underground Utilities
Features	Concierge, Common Grounds/Area, Clubhouse, Equestrian Community, Fishing, Gated, Kitchen Facilities, Pool, Putting Green, Sport Court(s), Tennis Court(s)
Parking	Additional Parking, Gravel, Parking Pad
View	Hills, Panoramic
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Electric Oven, Induction Cooktop, Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps
Lot Description	Gentle Sloping, Native Plants, Many Trees, Views
Windows	Bay Window(s), Screens, Wood Frames
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)