

# \$1,750,000 - 17506 Littig Road, Manor

MLS® #5223617

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## \$1,750,000

4 Bedroom, 5.00 Bathroom, 4,171 sqft  
Residential on 14.96 Acres

None, Manor, TX

Craftsman-style custom home on 15 lush acres with covered wraparound porch and 4 bedrooms + office + 3 bonus rooms + 2 Living Rooms + Oversized 3-car garage + 36x30 Barn/Workshop with Water & Power. Relax on your covered back patio overlooking the stocked pond and watching the wildlife. The two bonus rooms upstairs could be 5th/6th bedrooms, but lack closets. Large 415-SQFT Bonus room over garage has HVAC and a wide array of potential uses; same for She-Shed in the yard. The land features tons of trees, native and winter grasses bursting with wildflowers, a seasonal creek, hunting opportunities (deer, turkey, dove) and Wildlife Tax Exemption. Gated Entrance and ~8ac fully fenced. Hidden gem with idyllic land, located so close to ATX, COTA, Samsung, Tesla, etc!



Built in 2021

## Essential Information

ListingFeed	abor_vow
MLS® #	5223617
List Price	\$1,750,000
Sale Price	\$1,550,000
Sale Date	June 24th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	4,171
Acres	14.96
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	17506 Littig Road
Subdivision	None
City	Manor
County	Travis
State	TX
Zip Code	78653

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected
Features	None
Parking	Additional Parking, Attached, Driveway, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Pond, Pasture, Water
Waterfront	Pond

### **Interior**

Interior	Vinyl
Appliances	Dryer, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Disposal, Microwave, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Lot Description	Back Yard, Front Yard, Landscaped, Native Plants, Sprinklers Automatic, See Remarks, Trees Medium Size
Windows	Blinds, Double Pane Windows, Vinyl
Roof	Composition, Metal
Construction	Frame, HardiPlank Type
Foundation	Slab

### **School Information**

District	Elgin ISD
Elementary	Booker T Washington
Middle	Elgin
High	Elgin