

\$1,090,000 - 6530 County Road 1255, Lampasas

MLS® #5298339

\$1,090,000

3 Bedroom, 2.00 Bathroom, 2,506 sqft
Farms and Ranches on 40.00 Acres

The Ranches at Scenic Ridge, Lampasas, TX

Step into this beautiful 3-bedroom, 2-bathroom custom-built stone home sits in "The Ranches at Scenic Ridge". It sits on a hill surrounded by breathtaking oak trees on 40 acres, offering a panoramic view of the Hill Country. Built in 2018, the house has a spacious kitchen with ample cabinet space, granite countertops, an island, a drawer microwave, double ovens, a breakfast bar, and an open layout connecting it to the dining room and living room. The living room features a custom-built gas fireplace for cozy warmth. The master bathroom includes double sinks with a makeup desk, a walk-in shower with a soak tub, abundant cabinet space, and a walk-in closet. The guest bathroom features a walk-in shower equipped with its own tankless water heater.

As you ascend the stairs, you'll discover the 391 sq. ft. "Bonus Room." The house is adorned with beautiful vinyl plank waterproof flooring throughout, as well as shutters on all the windows. One remarkable feature is the screened-in porch, complete with a wood-burning fireplace, cabinet space, and a sink. The back porch is equipped with ceiling fans to keep you cool on hot days, and it provides access to the house through double doors leading to the bedroom or the dining room. The washroom boasts granite countertops, ample cabinet space, and a sink. One of the standout features of this home is the 22KW Generac generator, ensuring uninterrupted power in the event of an outage. The house also includes two AC units, and



ceiling fans throughout home, including on the back porch. Additionally, there is a 53X30 metal building on the property, featuring plenty of cabinet space, a full bathroom, and a loft accessible via a staircase. The metal building is equipped with three garage doors.

The 40-acre property with a livestock exemption and is fully fenced, with an pipe fence and an automatic gate at the front. A 6 ft. chain-link fence surrounds the house. Two deer stands and a feeder.

Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	5298339
List Price	\$1,090,000
Sale Price	\$1,000,000
Sale Date	January 25th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,506
Acres	40.00
Year Built	2018
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	6530 County Road 1255
Subdivision	The Ranches at Scenic Ridge
City	Lampasas
County	Lampasas
State	TX
Zip Code	76550

Amenities

Utilities Electricity Connected, Fiber Optic Available, Propane, Sewer

	Connected, Water Available
Features	None
Parking	Additional Parking, Garage
Garages	Garage Door Opener
View	Hills, Rural
Waterfront	Pond

Interior

Interior	Vinyl
Appliances	Cooktop, Dishwasher, Gas Cooktop, Microwave, Water Softener Owned, Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Fireplace(s), Hot Water, Propane
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	See Remarks
Lot Description	Agricultural, Back Yard, Cleared, Front Yard, Landscaped, Many Trees, Trees Medium Size, Views
Windows	See Remarks
Roof	Metal
Construction	Blown-In Insulation, Cedar, Stone
Foundation	Slab

School Information

District	Lampasas ISD
Elementary	Kline Whitis
Middle	Lampasas
High	Lampasas