

\$1,949,999 - 8618 Mcmeans Trail, Austin

MLS® #5418787

\$1,949,999

3 Bedroom, 2.00 Bathroom, 1,508 sqft
Residential on 10.00 Acres

Hailey Ranch, Austin, TX

Get away from it all & have access to everything Austin has to offer! Just 20 min from downtown this recently updated cabin in the woods sits on approx 10 beautiful, historic acres. Property is a mix of open space providing great stargazing & woods w/shaded trails to walk in the summer. Wet weather streams trickle peacefully through the woods aft rain. Home w/open floor plan makes easy living & entertaining. Enjoy quartz countertops w/tile backsplash, SS appliances, & plenty of counter/cabinet space in kitchen. Living room boasts cathedral ceiling & wood burning stove surrounded by stones from the property. Energy efficient windows & covered porches keep rooms light yet sheltered from the Texas sun. Main bedroom has ensuite bathrm w/subway tile, deep tub, rainfall showerhead, & walk-in closet. Bedrooms & bathrm off living room afford separate space for kids, guests, or in-laws. Front & back porches add space for entertaining, bird watching, or simply relaxing. Landscaping w/perennials brings seasonal color & hummingbirds. Enjoy a picnic under Live Oaks or relax roasting marshmallows by the fire pit. Two outbuildings are across from the house: 1 w/ wireless internet used as a home office, the other a garden shed. A building w/water & electric is next to a 50' x 80' lighted field that can be a great day or night play space or cleared area for a second home. A chicken coop is tucked away beyond the



backyard â€” just add chickens for fresh eggs!
Enjoy spectacular Texas sunsets from the northwest. And nestled within a grove of trees with a 150 yr old Live Oak youâ€™ll find history â€” an 1870s cemetery from an early area settlement called Old Friendship. All but the 1 acre the house sits on has a wildlife management exemption that new owners can take advantage of. Donâ€™t miss a chance to live the country life without sacrificing any comfort & convenience Austin offers.

Built in 1980

Essential Information

ListingFeed	abor_vow
MLS® #	5418787
List Price	\$1,949,999
Sale Price	\$1,487,500
Sale Date	March 3rd, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,508
Acres	10.00
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8618 Mcmeans Trail
Subdivision	Hailey Ranch
City	Austin
County	Travis
State	TX
Zip Code	78737

Amenities

Utilities Above Ground Utilities, Cable Available, High Speed Internet Available,

	Propane
Features	None
Parking	Driveway
View	Trees/Woods, Pond
Waterfront	None

Interior

Interior	Vinyl
Appliances	Convection Oven, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Free-Standing Gas Range, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Self Cleaning Oven, Cooktop, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, ENERGY STAR Qualified Water Heater, Propane Cooktop, Range Hood, Water Softener Owned
Heating	Central, Electric, Wood Stove
Cooling	Central Air, Ceiling Fan(s), ENERGY STAR Qualified Equipment, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Free Standing
# of Stories	1
Stories	One

Exterior

Exterior Features	Dog Run, Exterior Steps, Lighting, Private Entrance, Private Yard, See Remarks
Lot Description	Back Yard, Front Yard, Landscaped, Trees Large Size, Trees Medium Size, Trees Small Size, Agricultural, Cleared, Gentle Sloping, Many Trees, Native Plants, Orchard(s), Private, Sloped Down, Split Possible
Windows	ENERGY STAR Qualified Windows, Double Pane Windows, Insulated Windows, Vinyl
Roof	Metal
Construction	Blown-In Insulation, Wood Siding, Attic/Crawl Hatchway(s) Insulated, ICAT Recessed Lighting
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Baldwin

Middle
High

Gorzycki
Bowie