

\$1,400,000 - 1125 Magnolia Street, Lockhart

MLS® #5533115

\$1,400,000

5 Bedroom, 5.00 Bathroom, 5,749 sqft
Residential on 2.07 Acres

Mrs M M Blanks, Lockhart, TX

Jewel of the Crown, Welcome to The Adams Estate, a magnificent 1932 Tudor Revival style home steeped in the rich history of Lockhart, Texas. Designed for the esteemed oil man, rancher, and developer Fred J. Adams by architect Philip Lloyd Shoop, this grand 5,749 sqft. residence is nestled on a spacious 2-acre lot, a tranquil retreat just a stroll away from the vibrant town square. The Adams Estate boasts an array of elegant features that honor its historical significance while providing modern functionality. It comprises 5 generously sized bedrooms and five full baths, each reflecting the timeless charm and meticulous craftsmanship of its era. Original oak wood flooring, parquet, and exquisite Italian mosaics run throughout, leading you through archways and past solid wood doors adorned with nautical scenes and the Adams family crest — a fish. The heart of the home lies in its three wood-burning fireplaces located in the library, living room, and a spectacular basement, formerly Fred Adams' speakeasy. This unique space has beautiful yellow Italian tile, adding a touch of vintage glamour perfect for entertaining, basement does need finish out. Perhaps most enticing is the property's SUP-20-11 zoning approval for operation as a Bed & Breakfast. This, coupled with its historical designation potential offering significant tax credits, makes The Adams Estate an attractive investment or family home. The home needs a new kitchen, the master bath needs tile, and



two showers were shower pans have been replaced. Owner has \$25k worth of hardware for baths from Ferguson Plumbing. Owner will consider selling the adjacent property which are two operating airbnbs on .33 acres which could be purchased at an additional price. City of Lockhart will permit a well which could irrigate grounds and pool. This property would not be suited for large events but for more eloquent small gatherings similar to a boutique hotel, weddings, anniversary, and exclusive parties. Hollywood Regency Ambiance at its best!

Built in 1932

Essential Information

ListingFeed	abor_vow
MLS® #	5533115
List Price	\$1,400,000
Sale Price	\$1,000,000
Sale Date	July 26th, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	5,749
Acres	2.07
Year Built	1932
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1125 Magnolia Street
Subdivision	Mrs M M Blanks
City	Lockhart
County	Caldwell
State	TX
Zip Code	78644

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available
Features	None
Parking	Attached, Door-Multi, Garage, Paved, Garage Faces Rear, Garage Faces Side
# of Garages	3
View	None
Waterfront	None

Interior

Interior	Parquet, See Remarks, Tile, Wood
Appliances	Bar Fridge, Dryer, Electric Water Heater, Free-Standing Gas Oven, Free-Standing Gas Range, Gas Cooktop, Gas Water Heater, Plumbed For Ice Maker, Refrigerator, See Remarks, Stainless Steel Appliance(s), Washer
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Library, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Level, Sprinklers Automatic, Trees Large Size
Windows	See Remarks, Wood Frames
Roof	Tile
Construction	Masonry, Stucco
Foundation	Pillar/Post/Pier

School Information

District	Lockhart ISD
Elementary	Bluebonnet (Lockhart ISD)
Middle	Lockhart
High	Lockhart