

# **\$2,550,000 - 125 Stageline Drive, Kyle**

MLS® #5847919

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## **\$2,550,000**

3 Bedroom, 3.00 Bathroom, 2,858 sqft  
Residential on 3.62 Acres

Z Hinton Surv #219, Kyle, TX

Presenting this opportunity to call home a highly desirable piece of the Texas Hill Country with 200 feet of the Blanco River. Feel the peace and serenity away from the hustle and bustle. An offering like this is rare and will catch the eye of numerous individuals looking for waterfront property. Enjoy the deep waters of the Blanco River lined with inspiring Cypress trees. Enjoy YOUR newly remodeled (2017) 2,858 square foot home on 3.624 acres. You will experience an amazing view of a gently sloping pasture that leads to the Blanco River from the home. This view extends as far as the eye can see, looking out upon a 1,000-acre ranch (across the river). The outdoor patios on the first and second levels extend the entire length of the house. An external circular staircase takes you to the 400 square foot loft (plumbed for an additional bathroom), which can serve as a fourth bedroom, guest room, or another office. This property has numerous possibilities—short-term rental, your second home, vacation destination, or YOUR forever home. Historic downtown Kyle is 5 minutes away, HEB is a 10-minute drive, and schools are nearby. Many of the furnishings can convey. Words fall short of describing this home situated on a high bluff overlooking the Blanco River and the Hill Country. We all know that a picture is worth a thousand words. So, check out the pictures. Better yet, come take a look for yourself. See the beauty of the land, river, and home.



Built in 1992

## Essential Information

ListingFeed	abor_vow
MLS® #	5847919
List Price	\$2,550,000
Sale Price	\$2,450,000
Sale Date	June 30th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,858
Acres	3.62
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	125 Stageline Drive
Subdivision	Z Hinton Surv #219
City	Kyle
County	Hays
State	TX
Zip Code	78640

## Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected
Features	Gated, Internet Access
Parking	Additional Parking, Concrete, Covered, Direct Access, Driveway, Garage, Kitchen Level, Workshop in Garage
# of Garages	2
View	Hills, River, Trees/Woods
Is Waterfront	Yes
Waterfront	River Front, Waterfront

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Range, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Free-Standing Refrigerator, Gas Cooktop, Disposal, Ice Maker, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan, Washer
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Stories	Three Or More

### **Exterior**

Exterior Features	Balcony, Exterior Steps
Lot Description	Bluff, Back Yard, Cleared, Sloped Down, Front Yard, Gentle Sloping, Many Trees, Trees Large Size, Trees Medium Size, Views
Windows	Double Pane Windows, ENERGY STAR Qualified Windows
Roof	Metal
Construction	Cedar, Stone
Foundation	Slab

### **School Information**

District	Hays ISD
Elementary	Kyle
Middle	Laura B Wallace
High	Jack C Hays