

# \$1,390,000 - 12291 N Highway 183, Florence

MLS® #6026834

## \$1,390,000

5 Bedroom, 4.00 Bathroom, 4,273 sqft  
Farms and Ranches on 10.00 Acres

John Bailey Surv Abs 55, Florence, TX

2 homes (totaling 7089 sq. ft A/C) + 6 additional Foam Insulated Bldgs. on Property. Serene country living at its finest! As a residential space or a business venue your family and/or guest will experience the tranquility of nature along with boundless options of activities. This unrestricted 10-acre Hill Country retreat features a myriad of outdoor lights accentuating the magnificent Oak and Elm trees and decorative concrete edged rock paths throughout the property.

Main house: (no int. stairs/steps) 3681 sq ft - 4 bedrooms, 3 full baths, w/att. 2 car garage, family room w/fireplace, living room, dining, 2 flex spaces. Main house upstairs (accessible only via exterior stairs) 592 sq ft. features its own private entrance, featuring a full bath with 4 additional rooms offering many options. 2nd home (barndominium) downstairs: 1792 sq foot of open concept living & kitchen, living, full bath and garage parking or additional bedroom space. 2nd house upstairs: 1024 sq. ft. of boundless options on usage (game room, bunkroom, theater, etc.). All bldgs. have been updated within the last 2.5 years; insulated with foam insulation for increased energy efficiency. Additional features on property: 5 car garage, RV hookup w/water, electric and dumping station, shed, 1040 sq foot storage building with stained, sealed concrete flooring, 2 well houses, chicken coop, 4 fire pits, 4 horse shoe pits, sand volleyball, shooting and archery ranges, natural area in back offers hunting space, skeet range, fully fenced,

- \*\*\*More detailed information end of virtual tour/pictures
- 2 Homes on property
- No interior stairs in main house
- 7,089 sq. ft. A/C living combined
- 10 acres full fenced
- Horse/animal pasture fenced separately with gate
- Will support:
  - Home Business, Ranch, Multiple families, Family Retreat
- No restrictions
- Gated entrance
- All 8 structures foam insulated
- All updated inside/out 2 ½ years
- 300 oak/elm trees with solar accent lighting and pathways
- 4 garage spaces A/C
- 2 more garage spaces main house & 5 additional garage spaces
- Large storage building 80-100 shelves
- Large covered back patio/fans and accent lighting
- Room for a pool or pond
- RV/Boat parking with required hook ups
- Wood burning fireplace in main house
- Craft/wrapping room
- Luxury vinyl plank throughout main house
- Outdoor recreation: Sand volleyball court, 4 horse shoes pits playscape, 2 tree swings, see saw, large playground swing set
- 4 outdoor fireplaces
- Pistol/skeet/archery range/hunting
- Huge game room/theater
- Office/den
- Exterior stairs leading to A/C area with bathroom

Property offers opportunity to generate revenue to assist with purchase

electric keypad gated ent, outdoor playground equip, solar lights throughout property, separate fenced area for livestock, keypad entry to all buildings . Donâ€™t miss out on all this and more located less than an hour drive to downtown Austin, approx. 30 min. to Georgetown, quick access to Hwy 195 and 130 toll rd and enjoy visiting 3 large lakes approx. 1 hr. from property. (See Virtual Tour in listing 100+ add, photos and list of upgrades.)

Built in 2016

### Essential Information

ListingFeed	abor_vow
MLS® #	6026834
List Price	\$1,390,000
Sale Price	\$1,400,000
Sale Date	June 17th, 2024
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,273
Acres	10.00
Year Built	2016
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

### Community Information

Address	12291 N Highway 183
Subdivision	John Bailey Surv Abs 55
City	Florence
County	Williamson
State	TX
Zip Code	76527

### Amenities

Utilities Above Ground Utilities, Electricity Available, Sewer Available,

## Underground Utilities

Features	None
Parking	Driveway, Garage, Kitchen Level, Oversized, RV Access/Parking
# of Garages	2
View	Trees/Woods
Waterfront	None

## Interior

Interior	Vinyl
Appliances	Built-In Electric Oven, Built-In Electric Range, Double Oven, Dryer, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Water Softener, Washer
Heating	Central, Electric, Fireplace(s), Zoned
Cooling	Central Air, Electric, See Remarks, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Stories	One and One Half

## Exterior

Exterior Features	No Exterior Steps, Playground, Rain Gutters, RV Hookup, See Remarks
Lot Description	Back Yard, Cleared, Level, Native Plants, Many Trees, See Remarks, Trees Medium Size, Xeriscape
Windows	Window Coverings
Roof	Metal
Construction	HardiPlank Type, Spray Foam Insulation, See Remarks
Foundation	Slab

## School Information

District	Florence ISD
Elementary	Florence
Middle	Florence
High	Florence