

# \$1,450,000 - 13665 Nutty Brown Road, Austin

MLS® #6055714

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## \$1,450,000

5 Bedroom, 5.00 Bathroom, 3,660 sqft  
Residential on 5.89 Acres

Nutty Acres, Austin, TX

NO MORE SHOWINGS. OFFERS  
RECEIVED. ACCEPTING HIGHEST AND  
BEST OFFERS UNTIL MONDAY, MARCH 4  
AT 6:00PM.



Welcome to Nutty Acres, a stunning oasis just 25 minutes from downtown Austin! This private retreat is a unique gem, offering a perfect blend of tranquility, comfort, and luxury.

The main residence is set  $\hat{A}$ ¼ mile off the road and features 4 bedrooms and 3 full baths, providing ample space for entertaining and easy living. Owners have upgraded kitchen appliances and countertops, lighting and fans, flooring, and a built-in bar and wine storage.

In addition to the main home, a custom casita built in 2020 serves as the ideal guesthouse or potential income generator through short-term rental platforms. This charming space features 1 bedroom, 1 bath, an open kitchen, beautiful transom windows, and a living area, providing a cozy and stylish escape.

Step outside and discover the enchanting grounds, beautifully landscaped to create a lush outdoor haven. The Nutty Acres sparkling pool and hot tub are perfect for unwinding after a long day. Multiple entertaining areas offer versatility for gatherings, from intimate evenings by the fire pit to larger celebrations in the open backyard.

Nutty Acres has an ag valuation on the property, transferable to new owners interested in this property tax deduction. For those with equestrian interests, there is ample space to bring your vision to life, with plenty of room available for building a barn or creating additional structures.

Don't miss the chance to make this beautiful property your own – a rare combination of proximity to city amenities and the peaceful retreat you've been dreaming of. Schedule a showing today and experience the allure of Nutty Acres!

H-E-B, movie theater, gym, restaurants, and gas stations are all conveniently located at 290/Belterra. Distilleries, breweries, coffee shops and more can be found nearby.

<https://www.destinationdrippingsprings.com/p/attractions/sipping-in-dripping>

Built in 2008

### Essential Information

ListingFeed	abor_vow
MLS® #	6055714
List Price	\$1,450,000
Sale Price	\$1,560,000
Sale Date	March 25th, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,660
Acres	5.89
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	13665 Nutty Brown Road
Subdivision	Nutty Acres
City	Austin
County	Hays
State	TX
Zip Code	78737

## Amenities

Utilities	Above Ground Utilities
Features	None
Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	Stream
Has Pool	Yes

## Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Oven, Water Purifier Owned, Water Softener Owned, Self Cleaning Oven
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
# of Stories	1
Stories	One

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Agricultural, Back Yard, Landscaped, Moderate Trees, Native Plants, Private, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Xeriscape
Windows	Window Treatments
Roof	Composition, Metal
Construction	Frame, Stone, Stone Veneer, Stucco

Foundation          Slab

**School Information**

District	Dripping Springs ISD
Elementary	Sycamore Springs
Middle	Sycamore Springs
High	Dripping Springs