

\$1,395,000 - 250 N Walnut Springs Road, Johnson City

MLS® #6060552

\$1,395,000

2 Bedroom, 2.00 Bathroom, 2,557 sqft
Farms and Ranches on 6.53 Acres

Walnut Springs, Johnson City, TX

Evoking the early German settlements in the Texas Hill Country, this family compound on 6.53 acres with a large pond, access to 22 miles of trails, tennis courts, pools and community equestrian center is a modern-day paradise.

Beyond its editorial-worthy master suite, the historic stone haus boasts two wood-burning fireplaces, an on-suite office, and an 800-sf basement “perfectly climatized for a hill country wine cellar. The house has undergone several updates - in 2020 the original stone house now features Andersen windows, white oak hardwood floors and vaulted ceilings. The rest of the 2,500-sf main home underwent recent paint, LVT floors and new windows in 2021. While the current floorplan offers flexibility in use, the sellers have completed HOA approved renderings to modify the layout further and new exterior elevations.

In 2019, a 1,200sf. 2 bed/1 bath guest house was added providing an opportunity for multi-generational living, rental income, or a space to further enjoy while further customizing the main home. Thick adobe style walls provide great natural heat and A/C while the nearby stone cistern is a beautiful backdrop for landscaping or future pool.

A stone well house and shared 150+ gpm well provides ample water to both homes and irrigation for the beautiful greenspace in between. The property boasts massive oak and pecan trees, extensive natural landscaping, pond, dock, and fountain. Enjoy



evenings under the stars using the oversize stone BBQ smoker and rustic outdoor kitchen and stone shed.

Situated in the Preserve at Walnut Springs - a gated community with underground utilities, paved roads, amenities, and a low density of homes (1 per 30 acres). Enjoy the convenience of a short walk to the clubhouse next door including a lap pool, family pool, tennis courts and nearby equestrian center with 10-stalls and covered arena.

Built in 1918

Essential Information

ListingFeed	abor_vow
MLS® #	6060552
List Price	\$1,395,000
Sale Price	\$1,245,000
Sale Date	July 31st, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,557
Acres	6.53
Year Built	1918
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	250 N Walnut Springs Road
Subdivision	Walnut Springs
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	Clubhouse, Equestrian Community, Fishing, Stable(s), Park, Pool, Putting Green, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	See Remarks
View	Hills
Waterfront	See Remarks
Has Pool	Yes

Interior

Interior	Wood
Appliances	See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Outdoor Grill
Lot Description	Many Trees
Windows	See Remarks
Roof	Metal
Construction	Stone, Stucco
Foundation	Pillar/Post/Pier, Slab

School Information

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)