

\$1,100,000 - 704 River Down Road, Georgetown

MLS® #6243635

\$1,100,000

4 Bedroom, 5.00 Bathroom, 3,610 sqft
Residential on 0.59 Acres

Riverview Estates, Georgetown, TX

One-of-a-kind custom home oasis w/perpetual unobstructed views of the San Gabriel River Valley! High on a vantage point overlooking City owned San Gabriel River Greenbelt, River Down Rd is one of THE most desirable streets in Georgetown! Designed by Riverview Estates developer as his personal residence, this open concept plan boasts meticulous detail & design! Leaded glass doors welcome you to the great room & dining room w/soaring, vaulted ceilings of tongue & groove aspen wood from Southfork, Colorado & floor to ceiling Texas limestone fireplace w/stone mantle & natural oak floors. Oversized dining room w/wall of windows & tons of natural light adjoins the kitchen & great room. Huge kitchen has it all including large banks of custom Maple cabinets, oversized island, gas stove top w/custom stone vent hood, travertine stone floors, built-in refrigerator w/matching cabinet fronts, wine storage area w/glass front cabinets & coffered ceiling of aspen wood and beams. Hallway features work center w/desk plus upper & lower cabinets. Oversized utility room w/desk area, sink, built-in ironing board & closet. First floor primary suite side of the home features a front room w/closet that can be used as a study or 4th bedroom w/full bath & large cedar lined closet. Primary suite has tall, vaulted ceilings & ample windows w/private entry door to the rear porch & patio. Primary bath features hallway w/built-in cabinetry, 2 oversized closets, large split vanities, walk-in shower & garden tub. Upstairs



has 2 private bedrooms w/living area in between. Both bedrooms have private baths, walk-in closets & doors leading to attic storage areas w/floor decking. 3-car side-entry garage w/custom garage doors, deep bays to park a full sized 4-door pickup/SUV, a wall of storage closets & deep storage closet under the stairwell. This home has it all and you will feel it as soon as you walk in! Looking for a custom home with a view? THIS is THE ONE! Donâ€™t miss the drone photos! NEW ROOF 2023.

Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	6243635
List Price	\$1,100,000
Sale Price	\$980,000
Sale Date	August 3rd, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,610
Acres	0.59
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	704 River Down Road
Subdivision	Riverview Estates
City	Georgetown
County	Williamson
State	TX
Zip Code	78628

Amenities

Utilities	Sewer Connected, Water Connected, Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Natural Gas Connected, Phone Available, Underground Utilities
Features	Internet Access, Street Lights, Curbs, Common Grounds/Area, Sidewalks
Parking	Attached, Garage, Off Street, Concrete, Deck, Door-Multi, Enclosed, Garage Faces Side, Paver Block, Private, Side By Side
# of Garages	3
Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Oven
Heating	Central, Natural Gas
Cooling	Central Air, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Stone, Wood Burning
Stories	One and One Half

Exterior

Exterior Features	Lighting, Private Yard, No Exterior Steps, Permeable Paving, Private Entrance, Rain Gutters
Lot Description	Front Yard, Landscaped, Backs to Greenbelt/Park, Back Yard, City Lot, Cul-De-Sac, Many Trees, Sprinklers Automatic, Sprinklers In Front, Sprinklers In Ground, Sprinklers In Rear, Sprinklers On Side, Views
Windows	Blinds, Double Pane Windows, Screens, Window Treatments
Roof	Composition
Construction	Stone
Foundation	Slab

School Information

District	Georgetown ISD
Elementary	Wolf Ranch Elementary
Middle	James Tippit
High	East View