

\$1,730,000 - 200 Maravilla Bluff Lane, Georgetown

MLS® #6263582

\$1,730,000

4 Bedroom, 5.00 Bathroom, 3,359 sqft
Residential on 1.13 Acres

Maravilla, Georgetown, TX

This is a one of one amazing property! Close to town! Take advantage of the opportunity to own an exquisite custom-designed home with an open concept layout in the highly desirable Maravilla community. The property boasts an ideal location on a 1.1-acre bluff view lot, stretching all the way to the center of the Middle Fork San Gabriel River. It's just a short walk, bike ride, golf cart ride or drive to various amenities, such as dining, shopping, golfing, tennis, pickleball, hiking and entertainment, with easy access to major highways. The home features a well-built split floorplan, perfect for hosting friends and family, with 3 bedrooms and 3.5 baths in the main living area, and a private entry 600 square foot multipurpose space with a full bath above the garage. The beautiful treehouse-like views are captured from almost every room with the 50+ windows. The kitchen is equipped with plenty of storage, Viking appliances, a butler's pantry with a beverage fridge, and a food pantry. The double sliding doors lead to the breezy resort-like backyard, complete with a spacious patio for soaking up the stunning views or enjoying the pool and spa. The home is fully programmable with state-of-the-art smart features, allowing you to control the thermostat, lights in the main living areas, primary bedroom and exterior as well as the shades in the primary bedroom and back patio. The driveway is constructed of pavers, featuring a circle drive with ample parking for all your guests. There are three HVAC units,



allowing for the flexibility to utilize all or only portions of the living space. There's an oversized three-car garage and additional spacious unconditioned storage space beneath the pool.

Built in 2020

Essential Information

ListingFeed	abor_vow
MLS® #	6263582
List Price	\$1,730,000
Sale Price	\$1,675,000
Sale Date	September 5th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,359
Acres	1.13
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	200 Maravilla Bluff Lane
Subdivision	Maravilla
City	Georgetown
County	Williamson
State	TX
Zip Code	78628

Amenities

Utilities	Electricity Available, Propane, Underground Utilities
Features	Common Grounds/Area, See Remarks
Parking	Attached
# of Garages	3
View	Hills, Creek/Stream

Is Waterfront	Yes
Waterfront	River Front
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Disposal, Gas Range, Microwave, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Sprinklers In Rear, Sprinklers In Front, Private, Many Trees, Sprinklers Automatic, Views
Windows	See Remarks, Shutters, Window Coverings, Window Treatments
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

School Information

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