

# \$1,420,000 - 1308 Eagle Point Drive, Georgetown

MLS® #6294429

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## \$1,420,000

4 Bedroom, 4.00 Bathroom, 3,831 sqft  
Residential on 1.52 Acres

Fredrickson Ranch/Lk Georgetow, Georgetown, TX

\*\*If buyer uses seller's preferred lender, agent & lender will pay for the cost of a 2/1 temporary rate buy-down, meaning the buyer's 1st 12 monthly payments of the loan will be calculated at a 2% lower rate and the payments in year 2 will be calculated at a 1% lower rate\*\*Welcome to this incredible opportunity to live in Fredrickson Ranch! This property offers not just a house but a lifestyle - where every day feels like a vacation! Luxury and elegance around every corner with no detail spared. As you walk up to the grand 10ft steel double front doors and into an elegant foyer, you will notice the luxurious finishes that were selected for this home: custom 9in baseboards, designer lighting, coffered ceiling details, 6in wide white oak hardwood floors throughout, oversized picture windows, custom plaster wall texture, 3 car side-entry garage with epoxy coated floors and FULLY insulated garage (blown in insulation and insulated doors) , built-in SubZero fridge, built-in ice maker, huge office with custom shelving, plantation shutters in office and guest beds, primary suite with incredible bath- huge walk-in shower & custom closet and so much more. The outdoor oasis is everything you could imagine - situated on 1.5 acres and backing to protected Corp of Engineer land surrounding Lake Georgetown! Super low tax rate of 1.5% and outside city limits! Ultimate privacy and wooded views. The backyard area goes well beyond the fenced portion! The huge covered back patio features tons of space for outdoor



dining, entertaining and relaxing in the 27x10 ft custom pool overlooking the expansive backyard and custom landscaping. See attachments for extensive list of features and upgrades. 4th bedroom was converted to gameroom, but can easily swapped back!

Built in 2017

### Essential Information

ListingFeed	abor_vow
MLS® #	6294429
List Price	\$1,420,000
Sale Price	\$1,395,000
Sale Date	February 21st, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,831
Acres	1.52
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1308 Eagle Point Drive
Subdivision	Fredrickson Ranch/Lk Georgetow
City	Georgetown
County	Williamson
State	TX
Zip Code	78628

### Amenities

Utilities	Propane, Other, Water Connected
Features	None
Parking	Attached, Circular Driveway, Door-Multi, Driveway, Garage, Oversized, Garage Faces Side

# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Cooktop, Dishwasher, Disposal, Ice Maker, Microwave, Refrigerator, Water Softener, Tankless Water Heater, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Barbecue, Exterior Steps, Garden, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Backs to Greenbelt/Park, Sprinkler - Rain Sensor, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Views
Windows	Double Pane Windows, Plantation Shutters, Window Treatments
Roof	Composition
Construction	Masonry, Stone, Stucco
Foundation	Slab

### **School Information**

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