

# \$1,349,000 - 312 Lost River Road, Georgetown

MLS® #6524326

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## \$1,349,000

6 Bedroom, 5.00 Bathroom, 4,413 sqft  
Residential on 2.02 Acres

Lost River, Georgetown, TX

Hidden away in the Lost River Subdivision, this custom built home exudes timeless charm & modern luxury on 2.2 acres. A gracious front porch & double doors beckons you to enter, setting the stage for what awaits inside. Upon stepping in, notice the grandeur of the soaring ceilings & the elegant wrought iron staircase. The formal dining area, w/ its own coffee bar, sink, and wine fridge, is perfect for hosting breakfast or a formal affair. Adjacent to the foyer is a bedroom, which serves perfectly as a home office with a glass door, vinyl plank flooring & views of the front yard. The expansive living room is bathed in natural light, courtesy of the windows that frame the space. Remote-controlled window shades add a touch of contemporary convenience. The kitchen flows seamlessly, featuring a peninsula breakfast bar, sleek granite, a central island, double ovens, a modern backsplash & a gas cooktop- this culinary haven is both functional & aesthetically pleasing. The downstairs primary suite is a sanctuary with a lavish ensuite bathroom reminiscent of a high-end spa. Dual vanities, a decadent soaking tub, an expansive walk-in shower & separate closets ensure ultimate comfort & convenience. An additional bedroom down with a full bathroom makes for the perfect space for a growing family, playroom or guest room. Ascending the staircase, you are greeted by an expansive loft area, 3 additional bedrooms & 2 full bathrooms. Outside, the covered patio beckons you to



unwind & savor the picturesque backyard, complete with a fenced in area for your pets or family. Adding to the allure of the property is the impressive 40x40 workshop, designed w/ spray foam insulation & mini-split - perfect for working out, taking on your hobbies or storing your toys!

Don't miss the "cozy home" which is adorable.

Conveniently located near main roads, HEB- this home offers easy access while maintaining tranquility. Close proximity to Lake Georgetown & the Cimarron Golf & Country Club.

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	6524326
List Price	\$1,349,000
Sale Price	\$1,210,000
Sale Date	July 15th, 2024
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,413
Acres	2.02
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	312 Lost River Road
Subdivision	Lost River
City	Georgetown
County	Williamson
State	TX

Zip Code 78628

### **Amenities**

Utilities Electricity Connected, Propane, Water Connected  
Features Community Mailbox  
Parking Additional Parking, Attached, Circular Driveway, Door-Single, Driveway, Garage, RV Garage, Garage Faces Side, See Remarks  
# of Garages 2  
View Hills, Neighborhood, Trees/Woods  
Waterfront None

### **Interior**

Interior Carpet, Tile, Vinyl  
Appliances Built-In Gas Range, Bar Fridge, Built-In Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s), Tankless Water Heater  
Heating Central  
Cooling Central Air, Ceiling Fan(s)  
# of Stories 2  
Stories Two

### **Exterior**

Exterior Features Dog Run, Rain Gutters  
Lot Description Back Yard, Front Yard, Level, Native Plants, Many Trees, Trees Large Size, Trees Medium Size  
Windows Blinds, See Remarks, Window Treatments  
Roof Composition  
Construction Masonry, Stone, Vertical Siding  
Foundation Slab

### **School Information**

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