

\$1,995,000 - 175 Granite Point Road, Tow

MLS® #6604261

\$1,995,000

4 Bedroom, 4.00 Bathroom, 3,863 sqft
Residential on 9.00 Acres

none, Tow, TX

Beautiful 9-acre estate on Lake Buchanan featuring nearly 1,500 feet of water frontage. The secure, gated entry leads to a beautiful 3,850 square foot limestone home. The house features 10-foot ceilings throughout with four bedrooms and three and a half baths. Virtually every room in the house has a lake view with doors leading out to patios.

The master bedroom features a knotted pine vaulted ceiling and a beautiful view of the lake, as well as a rock patio area. Large walk-in closet with built in shelves and drawers. An exercise room with one complete wall of cabinets/drawers and another wall with a large window to view lake/wooded area. The master bath features a large walk- in closet, along with a Jacuzzi bath and shower.

Two living areas: one with a large fireplace, a vaulted knotted pine ceiling, and one wall of window/glass doors looking over the patio area. The second living room looks onto an enclosed swim spa area which is also a greenhouse. A large office with two walls of built-in oak bookshelves/drawers/counterspace, as well as a gun cabinet. An inside, as well as an outside screened-in breakfast area. Formal dining room. The kitchen has an abundance of oak cabinets along with granite countertops.

There is a large, outdoor living area looking down on an extraordinary rock patio with



natural rock placement. Outdoor fireplace, a sink, along with multi-levels and numerous seating areas. A wooded area of oak trees encompasses the house.

Two barns are located on the property. A 30' by 40' all metal building with 1/2 dedicated to storage and work area. The other half is a living quarter with a bathroom, shower, central air, and heat. The second barn has two large areas for boats or equipment storage. There is also a 2-horse stall area and tack room.

There is a half-mile nature and exercise trail. The property is perimeter fenced. Agricultural exemption

Owner/Agent
2% Buyer's Broker Commission

Built in 1998

Essential Information

ListingFeed	abor_vow
MLS® #	6604261
List Price	\$1,995,000
Sale Price	\$1,950,000
Sale Date	December 10th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,863
Acres	9.00
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	175 Granite Point Road
Subdivision	none
City	Tow
County	Llano
State	TX
Zip Code	78672

Amenities

Utilities	Electricity Connected, Sewer Connected
Features	None
Parking	See Remarks
# of Garages	2
View	Hills, Water
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior	Tile, Wood
Appliances	Built-In Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Agricultural, Private, Views
Windows	None
Roof	Metal
Construction	Stone
Foundation	Slab

School Information

District	Llano ISD
Elementary	Llano
Middle	Llano

High

Llano

Additional Information

RE / Bank Owned Yes