

# \$2,100,000 - 17317 Fm 1431 Road, Leander

MLS® #6748880

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## \$2,100,000

3 Bedroom, 3.00 Bathroom, 7,189 sqft  
Residential on 13.06 Acres

Settle C G, Leander, TX

Unique multi use 13.06 acres in a prime location just outside of Cedar Park on FM 1431. Currently used as a Private School.

\*\*\*\*\*PLEASE DO NOT DISTURB THE SCHOOL. SHOWINGS WILL BE BY APPOINTMENT ONLY.\*\*\*\*\* Formerly a residence boasting exceptional views and serene hill country living. The house currently used as an office featuring 3 bedrooms, 5 bathrooms, and a game room/media room. Open kitchen living, balconies and several detached outbuildings perfect man cave(s), at-home office(s), workshop(s), guest accommodation(s)/AirBnb.

BUILDING A = 3439 sq ft x 5 bath x Windows, bright, 1 shower, 1 shower/tub, Central HVAC and 1 mini split, CAT 5 and Telephone Lines, Converted garage, private toilet & sink. Appliances 2.5 gal under sink water heater. Balcony with stairs to ground.

BUILDING B = 66 sq ft x 27 sq ft = 1782 sq ft x 2 bathrooms, Central HVAC and 5 window units, CAT 5 and Telephone Lines, Portable Building. Configurable to 3-4 bedrooms, plumbed for kitchen, 2 bathrooms, living area/dining area.

BUILDING C = 65 sq ft x 24 sq ft = 1536 sq ft x 2 bathrooms, 2 mini splits, CAT 5 and Telephone Lines, Portable Building. Configurable for 3-4 bedrooms, kitchen, 2 bathrooms, eating area.

BUILDING D = 36 sq ft x 12 sq ft = 432 sq ft x 0 bath, 1 window unit, Electricity. Stand-alone



bathroom, workshop, storage.

More features: Soccer field with artificial turf. 7500 gallon fire protection tank. This property has water, power and multiple septic units. No Gas or sewer. Currently no zoning/etj. All information deemed reliable, buyer to verify all information. Great hiking trails around the perimeter. Close to where New Hope Road connects to FM 1431. Access to shopping at Lakeline Mall, Round Rock, and Cedar Park. HEB nearby. Tons of housing and new construction in the area. New Amazon Fulfillment Center proposed close by.

Built in 2003

### **Essential Information**

ListingFeed	abor_vow
MLS® #	6748880
List Price	\$2,100,000
Sale Price	\$1,700,000
Sale Date	May 13th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	7,189
Acres	13.06
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	17317 Fm 1431 Road
Subdivision	Settle C G
City	Leander
County	Travis
State	TX
Zip Code	78641

## Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected, See Remarks, Water Connected
Features	None
Parking	Additional Parking, Asphalt, Circular Driveway, Converted Garage, Concrete, Door-Multi, Driveway, Garage, Gravel, Kitchen Level, Lighted, Off Street, Paved, Deck, Parking Lot, Private, RV Access/Parking, See Remarks, Storage
View	Hills, Panoramic
Waterfront	Creek, Seasonal

## Interior

Interior	Carpet, Linoleum, See Remarks, Tile, Vinyl
Appliances	Cooktop, Dishwasher, Free-Standing Range, Disposal, Microwave, Self Cleaning Oven, See Remarks, Stainless Steel Appliance(s), Trash Compactor
Heating	Central
Cooling	Central Air, Multi Units, See Remarks, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Playground, Private Entrance, Rain Gutters, Sport Court, See Remarks
Lot Description	Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Rolling Slope, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, See Remarks, Sprinklers Partial
Windows	Blinds, Screens
Roof	Composition
Construction	HardiPlank Type, Stone, See Remarks
Foundation	Slab, See Remarks

## School Information

District	Leander ISD
Elementary	CC Mason
Middle	Running Brushy
High	Cedar Park