

# \$1,499,000 - 808 Flint Ridge Trail, Georgetown

MLS® #6842903

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## \$1,499,000

5 Bedroom, 6.00 Bathroom, 3,835 sqft  
Residential on 0.31 Acres

CIMARRON HILLS, Georgetown, TX

MOVE IN READY! State of the art Riviera floorplan from Sitterle Homes in the Country Club section of Cimarron Hills. French Country elevation with double iron front entry doors. The home boasts a large entry courtyard for entertaining with an adjacent built in wet bar. Across the courtyard, you'll find the private entry to the guest house equipped with a full bedroom, bathroom, and access to a 1 car garage. Enter the main home to meet a vast open concept living room with 14' tall ceilings, cedar wrapped beams, and an impressive Millennium window wall. The home is embellished with the top tier finishes you'd expect in a Sitterle Home, such as quartz countertops throughout, hardwood flooring in main living areas and a back covered patio with pre-stained ceiling and an outdoor fireplace. The entertainer kitchen features double ovens, soft close cabinets and drawers, a stainless steel chimney vent hood, and extra storage space in the island. The utility room is equipped with a sink and a abundance of cabinets. The primary bath suite features midnight color cabinets, double vanities with mirrors to the ceiling, a luxe freestanding tub, and mudset frameless glass enclosed shower with tile to the ceiling. The primary closet is 108 square feet.



Built in 2022

## Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 6842903                 |
| List Price     | \$1,499,000             |
| Sale Price     | \$1,315,000             |
| Sale Date      | March 7th, 2024         |
| Bedrooms       | 5                       |
| Bathrooms      | 6.00                    |
| Full Baths     | 5                       |
| Half Baths     | 1                       |
| Square Footage | 3,835                   |
| Acres          | 0.31                    |
| Year Built     | 2022                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 808 Flint Ridge Trail |
| Subdivision | CIMARRON HILLS        |
| City        | Georgetown            |
| County      | Williamson            |
| State       | TX                    |
| Zip Code    | 78628                 |

### Amenities

|              |  |
|--------------|--|
| Utilities    | Cable Available, High Speed Internet Available, Propane, Sewer Connected, Underground Utilities, Water Connected |
| Features     | Clubhouse, Community Mailbox, Fitness Center, Golf, Playground, Pool, Restaurant, Tennis Court(s), Trails/Paths  |
| Parking      | Attached, Driveway, Garage   |
| # of Garages | 3  |
| Garages      | Garage Door Opener   |
| View         | None   |
| Waterfront   | None   |

### Interior

|            |   |
|------------|---|
| Interior   | Carpet, Tile, Wood  |
| Appliances | Built-In Electric Oven, Built-In Gas Range, Bar Fridge, Built-In Refrigerator, Convection Oven, Dishwasher, ENERGY STAR Qualified |

|                 |  |
|-----------------|--|
|                 | Refrigerator, Exhaust Fan, Freezer, Disposal, Gas Range, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Wine Refrigerator |
| Heating         | Electric, ENERGY STAR Qualified Equipment  |
| Cooling         | Ceiling Fan(s), Electric, Zoned  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Great Room   |
| # of Stories    | 2  |
| Stories         | Two  |

## **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Barbecue, Gas Grill, Outdoor Grill, Rain Gutters, Uncovered Courtyard   |
| Lot Description   | Back Yard, Drip Irrigation/Bubblers, Near Golf Course, Sprinklers In Rear, Sprinklers In Front, Moderate Trees, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side |
| Windows           | ENERGY STAR Qualified Windows, Insulated Windows, Screens, Wood Frames  |
| Roof              | Concrete, Tile  |
| Construction      | Masonry, Stone, Spray Foam Insulation, Stucco   |
| Foundation        | Slab  |

## **School Information**

|            |                       |
|------------|-----------------------|
| District   | Georgetown ISD        |
| Elementary | Wolf Ranch Elementary |
| Middle     | James Tippit          |
| High       | Georgetown            |