

# \$1,300,014 - 221 Balch Road, Elgin

MLS® #7041419

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## \$1,300,014

4 Bedroom, 3.00 Bathroom, 2,326 sqft  
Farms and Ranches on 23.12 Acres

Standifer, James, Elgin, TX

Great Location! Nice property for horse operation. Spacious two story 4/3 home on approx. 23.116 acres. Hardwood flooring throughout downstairs, hard tile flooring in bathrooms, and laminate flooring upstairs. Large pantry off kitchen. Fireplace and wet bar in living area. 50 x 100 pole barn features 6 horse stalls with outside runs, 1 stall inside barn for fouling, tack room, storage, and room for workshop. Barn also has electricity and water and a large area for hay storage and trailer/equipment storage inside. Two of the horse pastures have sheds. Water taps conveniently located throughout property for water troughs. Also property does have a water well. Home also has the option of purchase with less acreage, ask agent for more details.



Built in 1983

## Essential Information

ListingFeed	abor_vow
MLS® #	7041419
List Price	\$1,300,014
Sale Price	\$1,200,000
Sale Date	May 23rd, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,326

Acres	23.12
Year Built	1983
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	221 Balch Road
Subdivision	Standifer, James
City	Elgin
County	Bastrop
State	TX
Zip Code	78621

### **Amenities**

Utilities	Above Ground Utilities, Electricity Connected, Propane, Phone Available, Water Connected
Features	None
Parking	Attached, Concrete, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	City, Neighborhood, Pasture
Waterfront	None

### **Interior**

Interior	Laminate, Tile, Wood
Appliances	Built-In Electric Oven, Dryer, Dishwasher, Electric Water Heater, Gas Cooktop, Range Hood, Trash Compactor, Washer
Heating	Central, Exhaust Fan, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Circulating, Family Room, Gas, Wood Burning
Stories	One and One Half

### **Exterior**

Exterior Features	Exterior Steps
Lot Description	Agricultural, Moderate Trees, Trees Medium Size
Windows	Blinds

Roof	Metal
Construction	Cement Siding, Masonry, Stone Veneer
Foundation	Slab

**School Information**

District	Elgin ISD
Elementary	Elgin
Middle	Elgin
High	Elgin