

# \$1,600,000 - 454 Lucky's Lane, Mason

MLS® #7090870

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## \$1,600,000

2 Bedroom, 3.00 Bathroom, 2,523 sqft  
Farms and Ranches on 63.74 Acres

Unknown, Mason, TX

Named "Dos Lagos," this lifestyle ranch is located in the heart of the Texas Hill Country a couple of miles from the charming town of Mason. The 64 acre property is fenced with an electronic entrance gate and a long scenic driveway approaching the main house and guest cottage. The ranch animals will often greet you along the way. The main house is a wonderful retreat offering a primary suite on the main level with a loft bedroom upstairs. A welcoming open living space has a large stone see-thru fireplace shared between the living room/primary suite. The wraparound porch allows you to take in the peaceful beauty of this property.

The rustic guest cottage includes a small kitchen, sleeping space and bathroom, with an additional sleeping loft upstairs. Could be perfect for a ranch hand.

Two ponds provide the water source for the ranch animals: 2 horses, a cow and several donkeys. These animals have been cherished pets. The fishing pier on one pond is a great place to catch large carp or launch a paddle boat.

An oversized, enclosed barn/pavilion provides ample storage for ranch equipment. A couple of smaller sheds are located around the property. Two small fenced pasture areas are adjacent to the house to contain animals or keep a buffer from them and the house. The



neighboring property has beautiful vineyards which adds to the scenery. Property enjoys a Wildlife exemption.

Property includes a generator with an automatic transfer switch tied to a dedicated 500 gallon propane tank to quickly provide power in the event of an outage. Seller will include the ranch animals, living room furniture (minus the grandfather clock) and the furnishings upstairs with the purchase. Ranch equipment includes the tractor (new tires) + various attachments, short and long flatbed trailers. Gator and riding lawn mower are not included.

Home is approximately 2523 SF (owner). Guest cottage is approximately 525 SF (owner). Agent is related to the seller/owner.

Built in 2006

### **Essential Information**

ListingFeed	abor_vow
MLS® #	7090870
List Price	\$1,600,000
Sale Price	\$1,500,000
Sale Date	March 24th, 2022
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,523
Acres	63.74
Year Built	2006
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	454 Lucky's Lane
Subdivision	Unknown
City	Mason
County	Mason
State	TX
Zip Code	76856

### **Amenities**

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, Propane, Phone Available, Sewer Not Available, Water Connected
Features	None
Parking	Detached Carport, Kitchen Level
# of Garages	2
View	Hills, Pond, Vineyard
Waterfront	Pond, Seasonal

### **Interior**

Interior	Carpet, Laminate, Tile
Appliances	Built-In Electric Oven, Built-In Electric Range, Cooktop, Dryer, Dishwasher, Exhaust Fan, Electric Water Heater, Disposal, Ice Maker, Refrigerator, Water Softener Owned, Stainless Steel Appliance(s), Washer
Heating	Central, Exhaust Fan, Electric, Fireplace(s), Hot Water
Cooling	Central Air, Ceiling Fan(s), Electric, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Family Room, Gas, Primary Bedroom, See Through
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Dock, Exterior Steps
Lot Description	Agricultural, Cleared, Farm, Gentle Sloping, Landscaped, Level, Many Trees, Split Possible, Trees Large Size, Trees Medium Size, Views
Windows	Blinds
Roof	Metal
Construction	Masonry
Foundation	Slab

### **School Information**

District	Mason ISD
Elementary	Mason
Middle	Mason
High	Mason