

# \$4,300,000 - 9409 Granada Hills Dr Drive, Austin

MLS® #7193930

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## \$4,300,000

3 Bedroom, 2.00 Bathroom, 2,500 sqft  
Farms and Ranches on 67.00 Acres

Hazelhurst, Austin, TX

Overview: This impressive 67+/- acre property in Western Travis County is ideal for investment or a gentleman's ranch.

Located only 2.5 miles from the "Y" in Oak Hill, it boasts a perfect balance of serenity and easy access to downtown Austin. Enjoy stunning views of the Hill Country landscape and skyline, complemented by the rare feature of live water from the Slaughter Creek tributary. With its authentic Hill Country views, live water feature, unique landscape, and proximity to downtown Austin, this property offers an unparalleled opportunity. Contact Ranchland Real Estate to schedule a private tour and experience this property firsthand.

Landscape: Explore the expansive pastures and meadows, or simply relax and take in the serene surroundings from the comfort of your own private oasis. The Slaughter Creek tributary is winding through the landscape, creating a scenic buffer between dense trees and open pastures. Native Texas vegetation on the property include; lush grasses, hardwoods, and vibrant wildflowers.

Main Residence: Perched atop the highest point of the property, stands the main residence—a 2,500 sq. ft., three-bedroom, two-bathroom, single-story brick home. Its custom design invites ample natural light, courtesy of expansive windows and elegant French doors. Within, a spacious living room, an expansive sunroom, a cozy fireplace, a convenient pass-through window linking the kitchen and sunroom, and several reading



nooks exemplify its distinctive charm. Outside, the residence boasts numerous entertainment areas, perfect for unwinding and savoring the panoramic countryside views. An additional entertainment building, accessible via a covered concrete walkway, complements the house and features a kitchenette and one and a half bathrooms for added convenience.

Caretaker's/Guest Home: The caretaker's home spans an estimated 800 sq. ft. and includes one bedroom and one bathroom

### Essential Information

ListingFeed	abor_vow
MLS® #	7193930
List Price	\$4,300,000
Sale Price	\$4,310,000
Sale Date	May 31st, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,500
Acres	67.00
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	9409 Granada Hills Dr Drive
Subdivision	Hazelhurst
City	Austin
County	Travis
State	TX
Zip Code	78701

### Amenities

Utilities	Above Ground Utilities, Electricity Connected
View	Hills, Panoramic, Pond, Pasture, Trees/Woods

Waterfront	Creek, Pond
Has Pool	Yes

### **Interior**

Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One

### **Exterior**

Lot Description	Cul-De-Sac, Landscaped, Level, Trees Large Size, Trees Medium Size, Views
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### **School Information**

District	Austin ISD
Elementary	Baldwin
Middle	Gorzycki
High	Bowie