

# \$1,249,900 - 109 Charmstone Lane, Georgetown

MLS® #7409858

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## \$1,249,900

4 Bedroom, 5.00 Bathroom, 3,277 sqft  
Residential on 0.34 Acres

Cimarron Hills Ph 3 Sec 2, Georgetown, TX

Exceptional home on a rare greenbelt lot in prestigious Cimarron Hills. Located in The Fairways of Cimarron Hills with a lower tax rate than most new construction. A private courtyard entry was upgraded/enlarged, floored with pavers, and delights with an artful, modern stone water feature. A spacious, open floorplan connects the great room, formal dining, and kitchen. The great room is anchored by the fireplace wall featuring a modern, Cosmos built-in fireplace designed with contemporary rectangle tiles and flanked by custom cabinets, shelving, and lighting. This impeccably maintained home offers four bedrooms (one a detached Casita), 4 1/2 baths, a separate office/den, breakfast area, formal dining room, and extended garage. The detached Casita is a perfect work-from-home option with its own entrance. The owners' suite has greenbelt views, vaulted ceiling, decorative tile trim, and a custom closet design. Generous sized covered outdoor living to enjoy beautiful Texas sunsets. Special bonus is the "Texas basement": an unfinished second story with weight bearing floor. Luxury lifestyle in this gated/country club community with Jack Nicklaus Signature golf, fitness facility, spa, tennis and pickleball. Cimarron Hills is located in the charming, historical town of Georgetown, TX; 17 miles from Austin's newest Apple campus and 25 miles from the Taylor Samsung expansion.



Built in 2015

## Essential Information

ListingFeed	abor_vow
MLS® #	7409858
List Price	\$1,249,900
Sale Price	\$1,250,900
Sale Date	May 24th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,277
Acres	0.34
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	109 Charmstone Lane
Subdivision	Cimarron Hills Ph 3 Sec 2
City	Georgetown
County	Williamson
State	TX
Zip Code	78628

## Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Underground Utilities, Water Connected, Cable Connected, Natural Gas Not Available
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Golf, Gated
Parking	Driveway, Garage Faces Front, Garage
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Gas Water Heater, Free-Standing Refrigerator, Water Softener Owned

Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Gas, Stone
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Sprinklers Automatic, Sprinklers In Ground, Few Trees, Trees Small Size, Backs to Greenbelt/Park, Close to Clubhouse
Windows	Window Coverings, Window Treatments
Roof	Spanish Tile
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Liberty Hill ISD
Elementary	Rancho Sienna
Middle	Liberty Hill Middle
High	Liberty Hill