

# **\$1,675,000 - 520 River Chase Boulevard, Georgetown**

MLS® #7637185

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## **\$1,675,000**

3 Bedroom, 4.00 Bathroom, 4,170 sqft  
Residential on 1.80 Acres

River Chase 02, Georgetown, TX

Highly desirable River Chase Neighborhood. Custom Estate home, built by Tom Hobbs. 1.8 wooded acres backing to San Gabriel River, with two amazing outdoor living spaces to enjoy the views. Within minutes to IH 35, State Hwy 29, Toll 130, and an abundance of retail- New HEB, The Rivery, Wolf Ranch Shopping Center, including so many amazing Restaurants. This home is loaded with so many custom features, you must prepare yourself by reviewing the attached Features List before visiting. Meticulously maintained by original Owners. Literally move in and enjoy! Metal roof, in-ground pool, , private home office with built-in desk, gourmet kitchen with built-in Sub-Zero refrigerator, Thermador 6-burner cook top, Thermador oven (conventional & steamer), Thermador dishwasher, Kitchen-Aid ice maker; heated/cooled exercise room, theater room (projector and screen convey). 4-car garage (epoxy floors, ceiling fans, custom cabinets, peg boards and custom closets for gun safes, recreational equipment and even one built especially for Christmas tree storage), and so much more! The attic is huge with carpeted stairway entrance, foam insulation stays cool even in Texas summer, and so much decked storage area you will think you are dreaming! The entire home, inside and out, is wired for data and sound. Separate tech equipment closet- all equipment conveys. Back part of lot, along the San Gabriel, is in a flood plain. See Survey. Buyer to verify.



Built in 2012

## Essential Information

ListingFeed	abor_vow
MLS® #	7637185
List Price	\$1,675,000
Sale Price	\$1,650,000
Sale Date	August 8th, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,170
Acres	1.80
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	520 River Chase Boulevard
Subdivision	River Chase 02
City	Georgetown
County	Williamson
State	TX
Zip Code	78628

## Amenities

Utilities	Cable Available, Electricity Available, Underground Utilities, Propane
Features	None
Parking	Driveway, Garage Faces Front, Garage, Kitchen Level, Additional Parking, Garage Faces Side
# of Garages	4
Garages	Garage Door Opener
View	Pool, River
Is Waterfront	Yes
Waterfront	River Front
Has Pool	Yes

## Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Built-In Electric Oven, Built-In Refrigerator, Ice Maker, Plumbed For Ice Maker, Propane Cooktop, Range Hood, Vented Exhaust Fan, Water Purifier, Water Softener Owned, Wine Refrigerator
Heating	Central, Fireplace(s), Forced Air, Propane, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Dual
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Lighting, Private Yard, Gas Grill, Rain Gutters
Lot Description	Back Yard, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Backs to Greenbelt/Park, Cleared, Cul-De-Sac, Moderate Trees
Windows	Blinds, Insulated Windows, Window Treatments, Drapes, Plantation Shutters, Window Coverings, Wood Frames
Roof	Metal
Construction	HardiPlank Type, Masonry, Stone
Foundation	Slab

### **School Information**

District	Georgetown ISD
Elementary	Wolf Ranch Elementary
Middle	James Tippit
High	East View