

\$3,599,750 - 429 Grape Creek Road, Johnson City

MLS® #8112676

\$3,599,750

5 Bedroom, 9.00 Bathroom, 5,763 sqft
Farms and Ranches on 37.00 Acres

none, Johnson City, TX

Stunning Hill Country Compound on 37 acres surrounded by brilliant long-range views serenely located directly between Austin and Fredericksburg. This Gentleman's Ranch is comprised of more than 7500 sf of living space among the Main House, Master Retreat, Guesthouse, and Party Barn that features an Infinity Edge Pool, Spa, and Workshop. Light restrictions allow for optimal enjoyment and maintain the integrity of property values. This ranch exudes all the charm of Southern Living Magazine and the ability to host both intimate and grand gatherings alike.

The main house showcases a gourmet kitchen enhanced by 2 dishwashers, Blue Star and Sub-Zero appliances, gorgeous slate farmhouse sink, and 2 luminous dining areas with timeless family room is adorned by a rock fireplace and surrounded by a log chinked interior walls, boasts private main quarters upstairs, and is topped by a zen-like cupola.

Across the enchanting breezeway is the Master Retreat, approx. 1470 sf including office, storage, utility room, and owner's suite all overlooking the pool and beyond to the unparalleled Hill Country Sunsets.

Strategically located on the other side of the compound is a private 2 story, 2 bedroom "2 bath guesthouse that can sleep 8+ guests comfortably accented by a lovely living room, kitchenette and back porch.



Just outside the fenced homestead area lies a combined storage shed/workshop and insulated Party Barn complete with 2 half baths, laundry area and screened in porch.

Stellar 75+/- GPM well onsite. Paved County road access. Homestead fenced and partial perimeter fencing. Current Ag-Exemption in place with a cattle grazing lease.

Minutes to the Hills Country Wine Trails, Distilleries, Shopping, Dining and more. Approx. 1 hr to Austin or San Antonio.

Built in 2017

Essential Information

ListingFeed	abor_vow
MLS® #	8112676
List Price	\$3,599,750
Sale Price	\$3,650,000
Sale Date	July 12th, 2023
Bedrooms	5
Bathrooms	9.00
Full Baths	4
Half Baths	5
Square Footage	5,763
Acres	37.00
Year Built	2017
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	429 Grape Creek Road
Subdivision	none
City	Johnson City
County	Blanco
State	TX

Zip Code 78636

Amenities

Utilities Electricity Connected, Propane

Features None

Parking Additional Parking, Attached, Covered, Carport, Detached Carport, Electric Gate, Garage, Gravel, Gated, Lighted, Garage Faces Rear

of Garages 2

View Hills

Waterfront None

Has Pool Yes

Interior

Interior Stone, Wood

Appliances Built-In Refrigerator, Dishwasher, Gas Range, Water Softener Owned

Heating Central

Cooling Central Air

Fireplace Yes

of Fireplaces 3

Fireplaces Bedroom, Kitchen, Living Room, Primary Bedroom, Propane, Wood Burning

Stories Three Or More

Exterior

Exterior Features Gas Grill, Lighting

Lot Description Gentle Sloping, Moderate Trees, Views

Windows See Remarks

Roof Metal

Construction Masonry, Shake Siding, Stone, See Remarks, Wood Siding

Foundation Slab

School Information

District Johnson City ISD

Elementary Lyndon B Johnson

Middle Lyndon B Johnson

High Lyndon B Johnson (Johnson City ISD)