

\$1,577,000 - 447 Totem Pole Lane, Johnson City

MLS® #8290746

\$1,577,000

3 Bedroom, 2.00 Bathroom, 2,772 sqft
Residential on 16.80 Acres

None, Johnson City, TX

Quality one-story home on strong live water, spring-fed Rocky Creek in sought-after Hye! Wildlife is plentiful on the highly private and unrestricted ~16.8+/- acres. Move-in ready 3 bed, 2 bath primary residence plus two bonus cabins as well a partially air-conditioned metal building and carport with storage closet. Perched above the creek, the wrap-around covered porch is perfect any time of day – or enjoy the fire pit with views of the water. Mostly cleared of cedar, the native plants and grass accentuate the beauty of the property, creek, and hill country surroundings. Large great room with a fireplace, entertainer’s kitchen, and five doors to the patio help this home live indoor/outdoor with ease. Two cabins are ready for the new owner to update to their taste as guest rooms, a party/game room, or a home office. The large metal building has an insulated workshop with drive-through capability and is partially air-conditioned for a studio, office, or gym. Located in Hye just North of US HWY 290 the property is in a prime wine country location and just minutes to some of the top vineyards in the region.



Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	8290746

List Price	\$1,577,000
Sale Price	\$1,397,000
Sale Date	October 25th, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,772
Acres	16.80
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	447 Totem Pole Lane
Subdivision	None
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

Amenities

Utilities	Electricity Connected, Propane
Features	See Remarks
Parking	Carport
View	Hills, Rural, Creek/Stream, Trees/Woods
Waterfront	Creek

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Garden, Rain Gutters, See Remarks, Fire Pit
Lot Description	Agricultural, Garden, Gentle Sloping, Native Plants, Private, See Remarks, Trees Large Size, Trees Medium Size, Views
Windows	Double Pane Windows
Roof	Metal
Construction	HardiPlank Type, 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)