

\$1,475,000 - 1309 Eagle Point Drive, Georgetown

MLS® #8763510

\$1,475,000

5 Bedroom, 6.00 Bathroom, 4,187 sqft
Residential on 1.66 Acres

Fredrickson Ranch/Lk Georgetown, Georgetown, TX

The spoils of Hill Country living with the convenience of the Austin vibe! Fabulous custom home on 1.6 acres backing to an expansive, tree-studded preserve and overlooking Lake Georgetown. Located in the highly coveted Fredrickson Ranch, this Hill Country craftsman home will impress you as soon as you make your way up the long drive. Inside you will be welcomed into a home immersed in natural light and drawn to the huge windows with panoramic views. The open floor plan is perfect for everyday living and entertaining parties of all sizes. Striking hardwood floors throughout and stunning designer tiles in kitchen and baths. The great room features an impressive stone fireplace and wood beams. The chef's kitchen is as functional as it is gorgeous with a gas range with gas oven, a built-in electric oven, and a convection oven/microwave. The large center island is a perfect prep station with a breakfast bar for friends and family to watch the chef in action. The fully covered patio acts as another big living space to be enjoyed rain or shine, even in the winter with its wood burning fireplace. The grill master can show off in the outdoor kitchen/grill complete with a pizza oven. The office is tucked away and has the most beautiful bookshelves. Each of the five bedrooms has its own full bath and walk-in closet. The separate owner's suite on the main level is like a luxury hotel suite with a soaking tub, oversized shower with dual shower heads and bench, a water closet with a bidet, and a



walk-in closet you can dance in. The fifth bedroom is upstairs and makes a great game room with a cool balcony to take in the views. Other features include a rare half bath for guests, an oversized laundry room with ice maker, walk-in pantry, three-car garage, water softener, and storage galore. No HOA (there is an architectural design committee). Georgetown has wonderful local restaurants, shopping, hiking trails, and easy access to Austin.

Built in 2019

Essential Information

ListingFeed	abor_vow
MLS® #	8763510
List Price	\$1,475,000
Sale Price	\$1,415,000
Sale Date	October 3rd, 2023
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,187
Acres	1.66
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1309 Eagle Point Drive
Subdivision	Fredrickson Ranch/Lk Georgetown
City	Georgetown
County	Williamson
State	TX
Zip Code	78628

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None
Parking	Attached, Driveway
# of Garages	3
View	Park/Greenbelt, Hills, Lake, Neighborhood, Trees/Woods
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Dishwasher, Exhaust Fan, Free-Standing Gas Range, Disposal, Gas Water Heater, Microwave, Range Hood, Water Softener Owned, Tankless Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Outside
Stories	One and One Half

Exterior

Exterior Features	Balcony, Exterior Steps, Outdoor Grill
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Level, Sprinklers Automatic
Windows	Shutters
Roof	Composition
Construction	Stone Veneer, Stucco
Foundation	Slab

School Information

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