

\$1,290,000 - 112 Canyon View Road, Georgetown

MLS® #8876265

\$1,290,000

4 Bedroom, 5.00 Bathroom, 4,376 sqft
Residential on 0.23 Acres

Wolf Ranch West Ph 3 Sec 1a, Georgetown, TX

Immensely coveted home complete with all the finest finishes is available now in the Hill Country! This customized Drees Grantley Home, situated within the highly sought-after Wolf Ranch Community, offers all the bells and whistles and independent living suite complete with a kitchen, living room, bedroom, custom closet, and walk in shower. In an ideal location, this home provides beautiful curb appeal and a picturesque patio view of the canyons. The two-story foyer leads you to the independent living quarters on your left, the study to your right and to follow is the perfect triangle of the kitchen, living and dining space. The deluxe gourmet kitchen is a showstopper with an oversized quartzite waterfall island, beautiful cabinetry and appliances to match seamlessly and a built-in espresso machine. With modern light fixtures throughout, the kitchen opens to the living and dining room with vaulted beamed ceilings, a 20-foot-tall concrete column fireplace, a pecan mantel and custom built-ins on either side. Hosting a large gathering? Slide open your trifold doors to extend your party space to your outdoor living area and kitchen complete with surround sound, television, barbecue, egg smoker, sink and fridge. The luxury owner's suite rests at the back of the home for ultimate privacy and relaxation with a spa bath featuring a walk-through dual shower and a 72-inch soaking tub. A winding staircase leads to a large game room, bedroom with an ensuite bath and an additional bedroom and



bathroom. Wolf Ranch has so much to offer with an award-winning infinity pool and den, dog park, play areas for kids, recreational trails galore and a second amenity center currently being built for the outdoor enthusiast! All about location, this home is minutes to the Wolf Ranch shopping center, currently under construction: Wolf Lakes Village: (wolflakesvillage.com), HEB, the lake, I-35 and the most beautiful town square in Texas! ***Floor plan available for review.***

Built in 2019

Essential Information

ListingFeed	abor_vow
MLS® #	8876265
List Price	\$1,290,000
Sale Price	\$1,250,000
Sale Date	June 27th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,376
Acres	0.23
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	112 Canyon View Road
Subdivision	Wolf Ranch West Ph 3 Sec 1a
City	Georgetown
County	Williamson
State	TX
Zip Code	78628

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected, Underground Utilities
Features	Barbecue, Business Center, Bar/Lounge, Common Grounds/Area, Clubhouse, Community Mailbox, Courtyard, Conference/Meeting Room, Dog Park, Game Room, Internet Access, Kitchen Facilities, Pet Amenities, Playground, Park, Property Manager On-Site, Pool, Planned Social Activities, Trails/Paths, Curbs
Parking	Attached, Door-Multi, Garage Faces Front, Garage, Kitchen Level, Off Street, Oversized, Private, Side By Side
# of Garages	2
Garages	Garage Door Opener
View	Canyon, Hills
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Range, Built-In Refrigerator, Convection Oven, Cooktop, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Refrigerator, Gas Cooktop, Disposal, Microwave, Water Purifier Owned, Plumbed For Ice Maker, Refrigerator, Range Hood, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Water Softener, Vented Exhaust Fan, Water Purifier, Wine Refrigerator
Heating	Ceiling, ENERGY STAR Qualified Equipment, Fireplace(s), Wood
Cooling	Central Air, Ceiling Fan(s), ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Barbecue, Dog Run, Exterior Steps, Garden, Gas Grill, Outdoor Grill, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Sloped Down, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Sprinkler - Rain Sensor, Sprinklers In Ground, Sprinklers On Side, Few Trees, Trees Small Size
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Plantation Shutters, Vinyl, Window Treatments
Roof	Composition, Metal, Shingle
Construction	Board & Batten Siding, Stone, Stucco

Foundation Slab

School Information

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