

# \$3,475,000 - 545 Fm 969, Bastrop

MLS® #8932268

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## \$3,475,000

3 Bedroom, 3.00 Bathroom, 4,353 sqft  
Residential on 26.47 Acres

BANGS, J. MANUEL, Bastrop, TX

This fabulous acreage property, located just outside Bastrop, is situated on the bank of the famous Colorado River. There are over 26 fenced acres with towering, native trees, lush pasture, a large multi-purpose metal building, pole barn, pens for working cattle and a lighted arena. The main residence overlooks the river and has 3 bedrooms, 3 baths, 2 living, 2 dining, large kitchen and a study. The separate guest house has 1 living, 3 bedrooms, 2 baths, kitchen and dining. With approximately 885 feet of river frontage, there are endless opportunities for recreation which include swimming, fishing, tubing, kayaking and canoeing. This unique and highly desirable property is perfect for horses and cattle, a peaceful, private residence or a weekend retreat within 25 minutes of Austin Bergstrom International Airport and the city of Austin.



Built in 1985

## Essential Information

ListingFeed	abor_vow
MLS® #	8932268
List Price	\$3,475,000
Sale Price	\$3,337,500
Sale Date	October 3rd, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	4,353
Acres	26.47
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	545 Fm 969
Subdivision	BANGS, J. MANUEL
City	Bastrop
County	Bastrop
State	TX
Zip Code	78602-3162

### **Amenities**

Utilities	Electricity Connected, See Remarks
Features	None
Parking	Additional Parking, Driveway, Garage, Paved, Garage Faces Side, See Remarks
# of Garages	3
View	Hills, River
Is Waterfront	Yes
Waterfront	River Front

### **Interior**

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Electric Cooktop, Exhaust Fan, Microwave, Refrigerator, See Remarks
Heating	Central, Fireplace(s), Hot Water, See Remarks
Cooling	Central Air, See Remarks
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Living Room, Primary Bedroom, See Remarks
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Private Entrance, Private Yard, See Remarks
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Lot Description	Agricultural, Back Yard, Farm, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Many Trees, Sprinklers Automatic, Sprinklers In Ground, See Remarks, Views
Windows	See Remarks
Roof	Tile
Construction	Stone, Wood Siding
Foundation	Slab

### **School Information**

District	Bastrop ISD
Elementary	Mina
Middle	Bastrop Intermediate
High	Bastrop