

\$1,949,999 - 8618 Mcmeans Trail, Austin

MLS® #9125001

\$1,949,999

0 Bedroom, 0.00 Bathroom,
Lots and Acreage on 10.00 Acres

Hailey Ranch, Austin, TX

\$15,000 SELLER PAID CLOSING COSTS FOR AN EXECUTED CONTRACT BY 1/29/23 AND CLOSING/FUNDING BY 3/15/23. Get away from it all & have access to everything Austin has to offer! Just 20 min from downtown this recently updated cabin in the woods sits on approx 10 beautiful, historic acres. Property is a mix of open space providing great stargazing & woods w/shaded trails to walk in the summer. Wet weather streams trickle peacefully through the woods after rain. Home w/open floor plan makes easy living & entertaining. Enjoy quartz countertops w/tile backsplash, SS appliances, & plenty of counter/cabinet space in kitchen. Living room boasts a cathedral ceiling & wood burning stove surrounded by stones from the property. Energy efficient windows & covered porches keep rooms light yet sheltered from the Texas sun. Main bedroom has ensuite bathroom w/subway tile, deep tub, rainfall showerhead, & walk-in closet. Bedrooms & bathroom off living room afford separate space for kids, guests, or in-laws. Front & back porches add space for entertaining, bird watching, or simply relaxing. Landscaping w/perennials brings seasonal color & hummingbirds. Enjoy a picnic under Live Oaks or relax roasting marshmallows by the fire pit. Two outbuildings are across from the house: 1 with wireless internet used as a home office, the other a garden shed. A building with water & electric is next to a 50' x 80' lighted field that can be a great day or night play space or



cleared area for a second home. A chicken coop is tucked away beyond the backyard â€” just add chickens for fresh eggs! Enjoy spectacular Texas sunsets from the northwest. And nestled within a grove of trees with a 150 yr old Live Oak youâ€™ll find history â€” an 1870s cemetery from an early area settlement called Old Friendship. All but the 1 acre the house sits on has a wildlife management exemption that new owners can take advantage of. Donâ€™t miss a chance to live the country life without sacrificing any comfort & convenience Austin offers.

Essential Information

ListingFeed	abor_vow
MLS® #	9125001
List Price	\$1,949,999
Sale Price	\$1,487,500
Sale Date	March 3rd, 2023
Bathrooms	0.00
Acres	10.00
Type	Lots and Acreage
Sub-Type	Multiple Parcels
Status	Closed

Community Information

Address	8618 Mcmeans Trail
Subdivision	Hailey Ranch
City	Austin
County	Travis
State	TX
Zip Code	78737

Amenities

Utilities	Above Ground Utilities
Features	None
View	Hills, Pond, Trees/Woods, Pasture
Waterfront	Seasonal

Exterior

Lot Description Agricultural, Back Yard, Cleared, Sloped Down, Front Yard, Gentle Sloping, Landscaped, Native Plants, Orchard(s), Private, Many Trees, Split Possible, Trees Large Size, Trees Small Size

School Information

District Austin ISD

Elementary Baldwin

Middle Gorzycki

High Bowie