

\$2,650,000 - 863 Lake On Flat Creek West, Johnson City

MLS® #9171918

\$2,650,000

4 Bedroom, 5.00 Bathroom, 3,275 sqft
Farms and Ranches on 25.00 Acres

Lake on Flat Creek, Johnson City, TX

SONGBIRD HAVEN, a unique 25-acre compound that redefines luxury Hill Country living by offering a sumptuous main house, guesthouse, and barndominium. Situated in a gated ranch community, this serene retreat offers the convenience of being minutes away from local shopping & eateries. Through a grove of oaks SONGBIRD HAVEN reveals itself as an exceptional homestead, inviting you to explore its treasures and nearly 4000+/- sf of interior living space. The main house, a meticulously crafted masterpiece, features 2624+/-sqft with 2-beds and 2.5 baths. Its design exudes a timeless elegance, combining classic aesthetics with modern luxury. Every detail has been carefully considered to create an ambiance of sophistication and comfort that is sure to enchant the most discerning homeowner. Within the courtyard, a 651+/- sqft charming 2-bed, 2-bath guest casita provides an inviting haven for your cherished guests, ensuring they experience the warmth of Texan hospitality. SONGBIRD HAVEN is not merely a residence; it's a lifestyle. Step outside and you'll be captivated by the enchanting outdoor loggia. Outfitted for entertaining, this space beckons for relaxation. The property boasts an 2,160 +/- sqft barn that invites your imagination to soar. Beyond its doors, you'll discover a 720-sqft 1-bed, 1-bath luxurious apartment. SONGBIRD HAVEN lives up to its name, as a diverse community of native birds calls this property home. The park-like grounds are a testament to the



artistry of land stewardship accentuated by a sparkling pond. A 30k gal rainwater system and well guarantees continuous and reliable water supply. Hunting is allowed for those who appreciate the sporting life. For those who yearn for adventure, multiple RV hookups available. This community offers access to a divine 7+/- acre lake. Whether you're searching for a weekend getaway or a primary Hill Country residence, this property is prepared to accommodate your journey. ADA Accessible & Wildlife Exempt. 1Hr to Austin.

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	9171918
List Price	\$2,650,000
Sale Price	\$2,475,000
Sale Date	March 22nd, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,275
Acres	25.00
Year Built	2014
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	863 Lake On Flat Creek West
Subdivision	Lake on Flat Creek
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

Amenities

Utilities	Electricity Connected, Other
Features	Lake
Parking	Additional Parking, Carport
View	Hills
Waterfront	Lake Privileges, Pond
Has Pool	Yes

Interior

Interior	Concrete
Appliances	Cooktop, Double Oven, Dishwasher, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Propane
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters, Uncovered Courtyard
Lot Description	Many Trees
Windows	Wood Frames
Roof	Metal
Construction	Stone
Foundation	Slab

School Information

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)