

\$1,550,000 - 209 V P Ranch Drive, Georgetown

MLS® #9285991

\$1,550,000

4 Bedroom, 4.00 Bathroom, 4,049 sqft
Residential on 4.31 Acres

Escalera Ranch, Georgetown, TX

Classic Texas Hill Country style home nestled onto the perfect hillside property, offering elegant living, serenity and privacy. The home is architecturally superb, with a flowing layout to meet every family's needs, and designed to capture views from each space. Situated on a heavily forested 4.305 acre lot, the home, outdoor areas, and pool with waterfall are placed atop a ravine to capture views and the breeze. Large Oak Trees live here.

Exterior features include bold exterior rock work, massive wooden timbers adorned by a stunning standing seam metal roof. A large detached workshop / garage provides extra parking and a perfect space for personal hobbies. The interior is adorned with a high end finish out and beautiful custom touches to include reclaimed wood ceiling treatments. The gourmet kitchen is placed as the hub of activity and includes a commercial grade 5 burner cooktop & double convection ovens. Upstairs is a large home theater / media room with a projection screen and projector. Ethernet Patch Panel in closet in the laundry room provides internet to rooms. Ask your agent to provide the extensive list of upgrades & updates by seller.

Escalera Ranch is a master planned community focused on preserving the innate natural qualities of this extraordinarily beautiful piece of Texas. Located conveniently to



Georgetown, Leander, Round Rock and just far enough from Austin and next to the highly acclaimed Garey Park, bordering the South San Gabriel River.

Built in 2008

Essential Information

ListingFeed	abor_vow
MLS® #	9285991
List Price	\$1,550,000
Sale Price	\$1,503,500
Sale Date	February 1st, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,049
Acres	4.31
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	209 V P Ranch Drive
Subdivision	Escalera Ranch
City	Georgetown
County	Williamson
State	TX
Zip Code	78628

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Community Mailbox
Parking	Attached, Door-Multi, Detached, Garage Faces Front, Garage, Garage Faces Side

# of Garages	5
Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Concrete, Wood
Appliances	Built-In Electric Oven, Convection Oven, Cooktop, Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Propane Cooktop, Water Softener Owned, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Flag Lot, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size, Views
Windows	Double Pane Windows, Plantation Shutters
Roof	Metal
Construction	Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	Tarvin
Middle	Stiles
High	Rouse