

# \$1,150,000 - 239 French John Creek, Buchanan Dam

MLS® #9531607

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## \$1,150,000

4 Bedroom, 3.00 Bathroom, 1,840 sqft  
Farms and Ranches on 20.00 Acres

French John Creek, Buchanan Dam, TX

Truly a one-of-a-kind homestead with its unique design and viable layout provide amazing country living. This inviting home includes 4 bedrooms, 2.5 bathrooms, and 6â€• walls to assist with the conservation of energy.

There is a detached 30x40 workshop/multi car garage with water and electric connected and pre-plumbed for a half bath with sink installed, multiple outbuildings including a recently placed 36x36 fully open barn ready for your horses and a 10x20 loafing shed. There are 2 additional buildings that could be used/converted into a guest house, homeschool, or home office. This homestead is ready for sustainable living with a huge garden area, and multiple chicken runs. A wet-weather creek runs through the property. There are two water wells â€“ one for the house pumping 60gpm, and one for livestock with a unique and original 1800's working windmill. Ag Exemption is in place with low taxes. This totally sustainable, multiuse property is a must see.



Built in 2012

## Essential Information

ListingFeed	abor_vow
MLS® #	9531607
List Price	\$1,150,000
Sale Price	\$1,075,000
Sale Date	September 27th, 2022

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,840
Acres	20.00
Year Built	2012
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	239 French John Creek
Subdivision	French John Creek
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Gated
Parking	Driveway, Detached, Garage, Circular Driveway, RV Access/Parking
View	Hills
Waterfront	Creek

### **Interior**

Interior	Tile, Wood, Cork
Appliances	Dishwasher, Disposal, Water Softener Owned
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Entrance, Garden, RV Hookup
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Lot Description	Gentle Sloping, Landscaped, Many Trees, Private
Windows	None
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano