

\$1,200,000 - 5202 Rambling Range, Austin

MLS® #9555750

\$1,200,000

4 Bedroom, 3.00 Bathroom, 2,992 sqft
Residential on 0.88 Acres

Angus Valley 04, Austin, TX

Welcome to the Rambling Ranchito, an incredible opportunity to treat yourself to its tranquility and roam freely on the wide open spaces of this incredible acreage property. Country living in the city central at its best! Fully remodeled, single story with 2 en suite bedrooms, multiple living & dining, flex/wellness rooms plus office. No popcorn ceilings here. Every surface has been touched in this remodel with quartz countertops, fresh paint inside & out, new hardware, newer appliances, new roof, new HVAC units, including smart home thermostats, electric panel upgrade, front door upgrade, primary bathroom upgrade with enlarged walk in shower. New solar tube natural lighting, recessed lighting, new lighting fixtures & flooring throughout. New windows, new chicken coop with reclaimed wood from original fence & horse stall. New paint on barn, new landscaping & new fence. Enjoy peaceful morning coffee or afternoon tea & evening happy hours on the large back patio overlooking the expansive backyard. Need some extra space? The barn provides ample room for car, boat or other storage or would make a dream workshop. Plenty of room to grow, add ADUs or other creative passive income options. Perfect for entertaining with the open floor plan inside or outside on the large back patio. Crawfish boil? So many possible activities in the huge backyard. Imagine potato sack races, soccer & football games. Create your own driving range or disc



golf range. Add an Olympic sized pool. The possibilities are endless! Excellent Schools Davis, Murchison & Anderson. Walk to Davis Elementary. Walking distance to Yett Creek Neighborhood Park & Trails and Huebert C. Schroeter Neighborhood Park. Riata dog park very close by. Walking distance to shopping & restaurants. Five minutes to the Arboretum, Domain & Whole Foods. Less than 20 minutes to downtown. Proposed multi-use office, retail & restaurant development planned within walking distance on 183 to be completed within 6-7 years.

Built in 1972

Essential Information

ListingFeed	abor_vow
MLS® #	9555750
List Price	\$1,200,000
Sale Price	\$1,130,000
Sale Date	July 3rd, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,992
Acres	0.88
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	5202 Rambling Range
Subdivision	Angus Valley 04
City	Austin
County	Travis
State	TX
Zip Code	78727

Amenities

Utilities	Electricity Available, Above Ground Utilities, Cable Available, High Speed Internet Available, Phone Available, See Remarks, Water Connected
Features	None
Parking	Driveway
View	None
Waterfront	None

Interior

Interior	Carpet, Laminate, Tile, Vinyl
Appliances	Built-In Oven, Cooktop, Dishwasher, Dryer, Exhaust Fan, Free-Standing Freezer, Refrigerator, Washer
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Level, Back Yard, Cleared
Windows	Double Pane Windows, Screens, Vinyl
Roof	Composition
Construction	Board & Batten Siding, Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Davis
Middle	Murchison
High	Anderson