

# \$1,837,500 - 1921 Fm 1980, Marble Falls

MLS® #9749333

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## \$1,837,500

3 Bedroom, 3.00 Bathroom, 2,692 sqft  
Farms and Ranches on 21.50 Acres

none, Marble Falls, TX

A beautiful Gentleman's Ranch with custom home on over 21 acres in an excellent location less than 4 miles from Marble Falls. This property was designed to provide privacy and maximize the gorgeous views of a productive hay field and the bluffs of Slaughter Mountain. A gated entrance at the end of the road with tree-lined seasonal creeks on two sides and thoughtful landscaping maintenance has created a peaceful setting just minutes from town and the Highland Lakes. The Northeast facing home is ideally situated to enjoy mornings watching the sun rise over Slaughter Mountain and afternoons taking in the mesmerizing views of the hay field and mountain bluffs lit up by the setting sun. Custom Home: 3 bedroom/3 bathroom, Office, Pool, Kitchen Aid appliances, Granite Counters, 2 fireplaces, In-Home Vacuum, 3 A/C zones, Vaulted Ceilings, Water Softener, Reverse Osmosis System. Barn: 30x30, 2 large roll-up doors, RV storage with hook-ups and clean out, insulated greenhouse, 1/1 apartment with kitchen, washer/dryer connections, fenced dog pen with covered patio and water, livestock pens, additional overhang for implements. Water: 2 high producing wells, Seasonal Backbone Creek and Spare Rib Branch.



Built in 2007

## Essential Information

ListingFeed	abor_vow
MLS® #	9749333
List Price	\$1,837,500
Sale Price	\$1,837,500
Sale Date	January 25th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,692
Acres	21.50
Year Built	2007
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1921 Fm 1980
Subdivision	none
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

### **Amenities**

Utilities	Electricity Connected
Features	None
Parking	Driveway, Electric Gate, Garage, RV Access/Parking, Garage Faces Side
Garages	Garage Door Opener
View	Hills, Panoramic, Pasture
Waterfront	Creek, Seasonal
Has Pool	Yes

### **Interior**

Interior	Concrete
Appliances	Bar Fridge, Double Oven, Dishwasher, Disposal, Water Softener Owned
Heating	Central, Electric
Cooling	Central Air, Electric, Zoned
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Living Room, Outside
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Dog Run, Garden
Lot Description	Agricultural, Farm, Landscaped, Sprinklers Automatic, Views
Windows	Double Pane Windows
Roof	Composition
Construction	Concrete, Stone
Foundation	Slab

### **School Information**

District	Marble Falls ISD
Elementary	Marble Falls
Middle	Marble Falls
High	Marble Falls