

# **\$4,300,000 - 22022 E State Highway 71, Llano**

MLS® #9946455

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## **\$4,300,000**

2 Bedroom, 2.00 Bathroom, 1,313 sqft  
Residential on 94.25 Acres

-, Llano, TX

Welcome to your own Texas haven - a remarkable opportunity to embrace the true spirit of the Lone Star State across 94.25 acres of enchanting land. Less than 10 minutes to Horseshoe Bay, 15 minutes to Marble Falls, and just over an hour to both San Antonio and Austin, boasting approximately 3,975 feet of Frontage on Highway 71 and "Live" water, this unrestricted property is a true testament of value. Electronically gated and fenced, the property features expansive pockets of scenic woodlands, live water, a pond, and, as the centerpiece, a charming barndominium with an Oversized Garage and Workshop (58'x39'), adding both character and practicality to your rural retreat. With an open floor plan and split bedrooms, privacy, convenience, and authentic Texas Hill Country living is at the core of this peaceful retreat. Step outside, and you'll discover a resort-like oasis with a sparkling pool and hot tub, perfect for relaxation against the backdrop of the Texas countryside. A well and cistern, paired with a 50-gallon rainwater catchment tank and a 14 kW LG solar system with Enphase, provide a robust and sustainable water and energy solution offering reliable conservation and ultimate self-sufficiency. With its prime location along Highway 71 and commercial zoning, this property not only offers privacy, tranquility, and convenience but also the potential for a thriving business venture. Whether you're envisioning a thriving farm, a tranquil escape,



a bustling business, or a mix of it all, these parcels with just under 95 acres of land are ready to support your genuine vision. More than a lifestyle; it's a chance to embrace the genuine, unfiltered beauty of Texas.

Built in 2018

### Essential Information

ListingFeed	abor_vow
MLS® #	9946455
List Price	\$4,300,000
Sale Price	\$3,680,000
Sale Date	March 6th, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,313
Acres	94.25
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	22022 E State Highway 71
Subdivision	-
City	Llano
County	Llano
State	TX
Zip Code	78643

### Amenities

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Additional Parking, Concrete, Door-Multi, Electric Gate, Garage Faces Front, Garage, Open, Outside, Oversized, Parking Pad, Private, RV Garage, RV Access/Parking, Storage, Workshop in Garage
# of Garages	10

View	Hills, Creek/Stream, Trees/Woods
Waterfront	Creek, Pond
Has Pool	Yes

### **Interior**

Interior	Tile, Vinyl
Appliances	Dishwasher, Electric Range, Disposal, Microwave, Oven, Stainless Steel Appliance(s)
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Outside
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Garden, Private Entrance, Private Yard, See Remarks, Fire Pit
Lot Description	Agricultural, Front Yard, Garden, Gentle Sloping, Private, Many Trees, Trees Large Size, Views
Windows	Blinds
Roof	Metal
Construction	Metal Siding
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano