

\$829,899 - 309 Bold Sundown, Liberty Hill

MLS® #1677976

\$829,899

4 Bedroom, 4.00 Bathroom, 3,136 sqft

Residential on 1.00 Acres

Clearwater Ranch Ph 1, Liberty Hill, TX

Motivated Seller due to relocation for work! Entertainer's Dream in Clearwater Ranch. Experience luxury country living with city convenience in this stunning 4-bedroom, 4-bath custom home boasting over 3,100 sq ft on a spacious 1-acre lot. Packed with over \$100K in upgrades and additions, this home is truly move-in ready and priced \$38K below appraisal value! Enjoy resort-style outdoor living with a saltwater pool, Vita 7-person hot tub, and custom outdoor kitchen, all perfect for hosting unforgettable gatherings. Inside, you'll find an open floor plan perfect for entertaining or family gatherings, upgraded cabinetry, granite countertops, and tile flooring throughout (with brand-new Shaw carpet in two bedrooms). The spa-like primary bath suite features a massive 9'x16' walk-in closet, walk-in shower with dual benches and spray heads, deep garden tub and luxurious finishes. Additional highlights include: 10' & 12' ceilings, creating an open grand feel, Insulated interior and exterior walls for energy efficiency and soundproofing, SS appliances and glass subway tile backsplash in the kitchen, Custom blackout shades throughout entire house, high-end water softener, Flake epoxy garage flooring, Full gutters, Handicap-accessible entry with concrete ramp (no steps), Outdoor up-lighting, Buried 500-gallon propane tank, Beautifully maintained rose garden beds, (2) 100 gal rain water collection tanks, and Raised garden beds to grow your own veggies. Plenty of



additional space to build a guest home or shop if wanted.

Located in the highly sought-after Clearwater Ranch community, this home/lot offers room to add additional structures. Just minutes from Liberty Hill, Georgetown, Cedar Park, Round Rock, Leander, and Austin—this is Texas Hill Country living at its finest. This is truly one of the best values in the neighborhood—a home you don’t want to miss!

Built in 2016

Essential Information

MLS® #	1677976
Price	\$829,899
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,136
Acres	1.00
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	ParkGreenbelt,Pool,TreesWoods
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Community Information

Address	309 Bold Sundown
Area	LH
Subdivision	Clearwater Ranch Ph 1
City	Liberty Hill
County	Williamson
State	TX
Zip Code	78642

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, High Speed Internet Available, Propane
Features	Common Grounds/Area, Community Mailbox, Playground, Park
Parking	Attached, Garage
# of Garages	3
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile
Appliances	Bar Fridge, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Water Purifier Owned, Range Hood, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Central, Propane
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Great Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Barbecue, Garden, Gas Grill, Lighting, Outdoor Grill, Rain Gutters
Lot Description	Back Yard, Backs to Greenbelt/Park, Sprinklers In Front, Landscaped, Sprinkler - Rain Sensor, Sprinklers Automatic, Trees Medium Size
Roof	Composition
Construction	Masonry
Foundation	Slab

School Information

District	Liberty Hill ISD
Elementary	Bill Burden
Middle	Liberty Hill Middle
High	Liberty Hill

Additional Information

Date Listed	May 23rd, 2025
Days on Website	156
Days on Market	123
HOA Fees	30
HOA Fees Freq.	Monthly

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