# \$3,995,000 - 4032 Ranch Road 3232, Johnson City

MLS® #2808793

## \$3,995,000

5 Bedroom, 5.00 Bathroom, 5,500 sqft Residential on 24.45 Acres

Mountain Creek Sub, Johnson City, TX

Owner Financing! This exceptional legacy property is the perfect luxury compound where friends and family can gather, grow, refresh and play. The heart of the property is a 5,500 sq ft lodge where no detail or need went unmet. Soak in the views of the organic orchard, gardens, chicken coop and charming garden house below. The log and stucco clad home exudes Texas Hospitality coupled with timeless heritage, filled with details such as an iconic wood burning stove that gathers friends and family for evenings of warmth, laughter and love, and equally extraordinary and inviting kitchen that is both functional and beautiful - matching the spirit and thoughtfulness of the entire property. If the lodge is the heart then the land is the soul of this special place. Spanning nearly 25 acres, including both sides of seasonal Flat Creek, the retreat lives up to its name as you pass through the gated entrance and slip into a wonderful Hill Country escape. Bountiful is an understatement, purposefully planted with flowering trees, shrubs and wildflowers with groves of shady oak, hardwood stands, ash juniper privacy breaks, and a variety of bearing fruit trees, including pear, apple, pomegranate and fig - a bit of heaven that is a delight for the eyes, body and spirit!

What good is a masterpiece if it cannot be shared? Invite friends and family to indulge in the comfort of 6 Amish built cabins, each tastefully furnished to provide a private retreat for 24+ guests. Additionally, there is a stocked







fishing pond, swimming pool, bocce ball court, disc golf, dining pavilion, and open air creek side pavilion, as well as fire pit, grilling station, caretakers/overflow cabin and all the necessary service and utility buildings.

And if that weren't enough, there is room for substantial growth with oversized septic and electric infrastructure and an undeveloped hilltop parcel overlooking the entire estate and the Hill Country beyond. Truly a most amazing property and opportunity

Built in 2010

## **Essential Information**

MLS® # 2808793

Price \$3,995,000

Bedrooms 5

Bathrooms 5.00

Full Baths 5

Square Footage 5,500

Acres 24.45

Year Built 2010

Type Residential

Sub-Type Other

Status Active

Has Pool Yes

#### Water Feature/View

View Garden, Hills, Orchard, Creek Stream, Trees Woods

# **Community Information**

Address 4032 Ranch Road 3232

Area BL

Subdivision Mountain Creek Sub

City Johnson City

County Blanco

State TX

Zip Code 78636

#### **Amenities**

Utilities Electricity Connected, Propane, See Remarks, Underground Utilities,

Water Connected

Features See Remarks

Parking Aggregate, Attached, Circular Driveway, Electric Gate, Gravel

# of Garages 2

### Interior

Interior Carpet Free, Tile, Wood

Appliances See Remarks

# of Fireplaces 2

Fireplaces Free Standing, Living Room, Primary Bedroom

# of Stories 2

Stories Two

#### **Exterior**

Exterior Features Garden

Lot Description Garden, Orchard(s), Private, See Remarks, Trees Large Size, Views

Roof Metal

Construction Frame, Stucco, Wood Siding, See Remarks

#### **School Information**

District Johnson City ISD
Elementary Lyndon B Johnson
Middle Lyndon B Johnson

High Lyndon B Johnson (Johnson City ISD)

#### **Additional Information**

Date Listed August 1st, 2025

Days on Website 93

Days on Market 63

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