

# \$1,795,000 - 577 Cattle Creek Rd, Johnson City

MLS® #4698015

**\$1,795,000**

4 Bedroom, 4.00 Bathroom, 2,722 sqft

Residential on 6.82 Acres

The Preserve At Walnut Spgs, Johnson City, TX

Experience luxury living at the exclusive ag-exempt ranch community, the Preserve at Walnut Springs. This development spans 2,000 acres with 66 lots, 1,500 of those acres are protected, open space. Set in the Texas Hill Country, enjoy the good life with 22 miles of private trails for hiking, biking, and horseback riding.

Perched on a scenic hilltop overlooking a tranquil pond and Towhead Creek, this beautifully crafted 4/bed, 4/bath, contemporary home sits on 6.82 private acres. Designed by renowned architect Tim Brown, and built in 2022, the 2,722-square-foot home blends elegant design with natural materials, including French-country hardwood flooring and elegant lighting. 13' cathedral ceilings enclose the main living areas with Marvin doors/windows providing natural light. The wood-beamed ceilings, unique tilework, and a Bari wood-burning stove add warmth and character. The kitchen features Thermador appliances including 1 electric oven, 1 propane oven/stovetop, custom cabinetry, and natural quartzite countertops. There are 3 covered outdoor living and entertaining areas all having stunning views of the Hill Country sunsets. Additionally, there is a detached, AC/heat workshop with outdoor shower that can be used as a tool shop, office, or easily converted to guest quarters. Atop the carport building is a spacious 30' x 30'



storage attic.

Living at the Preserve at Walnut Springs offers access to top-tier amenities including a clubhouse, 2 pools, tennis courts, stocked fishing ponds, a spring-fed swimming hole, hunting access, and an equestrian center with stalls and a covered arena. Residents also benefit from a full-time concierge service, making life here heavenly at a tremendous value. Located eight miles outside of Johnson City, close to Hye and Fredericksburg, and only an hour from both Austin and San Antonio, this property offers the perfect blend of luxury, privacy, and Texas Hill Country charm.

Built in 2022

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 4698015                 |
| Price          | \$1,795,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 2,722                   |
| Acres          | 6.82                    |
| Year Built     | 2022                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Water Feature/View**

|      |                      |
|------|----------------------|
| View | Hills,Panoramic,Pond |
|------|----------------------|

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 577 Cattle Creek Rd         |
| Area        | BL                          |
| Subdivision | The Preserve At Walnut Spgs |
| City        | Johnson City                |

|          |        |
|----------|--------|
| County   | Blanco |
| State    | TX     |
| Zip Code | 78636  |

### **Amenities**

|              |                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Concierge                                                                                                                                           |
| Utilities    | Electricity Connected, Water Connected                                                                                                              |
| Features     | Common Grounds/Area, Clubhouse, Fishing, Gated, Park, Pool, Sport Court(s), Trails/Paths, Concierge, Equestrian Community, Putting Green, Stable(s) |
| Parking      | Carport                                                                                                                                             |
| # of Garages | 2                                                                                                                                                   |

### **Interior**

|                 |                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------|
| Interior        | Wood                                                                                                 |
| Appliances      | Gas Range, Ice Maker, Microwave, Oven, Range, Refrigerator, Range Hood, Stainless Steel Appliance(s) |
| Heating         | Central                                                                                              |
| # of Fireplaces | 1                                                                                                    |
| Fireplaces      | Living Room, Wood Burning                                                                            |
| # of Stories    | 1                                                                                                    |
| Stories         | One                                                                                                  |

### **Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | See Remarks                                               |
| Lot Description   | Gentle Sloping, Landscaped, Native Plants, Private, Views |
| Roof              | Metal                                                     |
| Construction      | Stone, Stucco                                             |
| Foundation        | Slab                                                      |

### **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     | June 10th, 2025 |
| Days on Website | 145             |
| Days on Market  | 104             |

HOA Fees 606  
HOA Fees Freq. Monthly  
Gated Community Yes

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