

\$6,495,000 - 176 Cedar Creek Cir, Cedar Creek

MLS® #7598192

\$6,495,000

5 Bedroom, 7.00 Bathroom, 4,849 sqft

Land / Farm on 376.06 Acres

Litton, Addison, Cedar Creek, TX

Perfect opportunity to invest in up and coming area before prices soar! Elon Musk's SpaceX and Boring Company as well as new city Snailbrook just minutes away from this Texas Ranch. Offering a unique blend of history, luxury, and opportunity, this 376 +/- acre ranch is situated just 30 minutes from downtown Austin. Cedar Creek runs through this expansive property connecting modern living with the rich heritage of the past in rapidly growing Bastrop County. The farmhouse style main residence contains 2821 sf and was recently built in 2020. 3 beds, 3 baths and a study. Living and dining areas are separated by a double sided stone fireplace. Gourmet kitchen with large center island and plenty of cabinet and countertop space. Primary suite contains sitting area and a large ensuite bath with walk in closet. Covered porch overlooks natural setting of one of the largest of 7 ponds on the property. The 2000 sf guest residence was originally built in 1870 and exhibits all the character of days past from the long leaf pine flooring to shiplap walls and ceilings. 2 beds and 2 full baths, 2 living areas and fully functional kitchen. Hill country views off the back porch. The ranch features 2 barns, the first is over 3,000sf and is heated and cooled with [performance stage and 2 bathrooms. Easily convert the space into a barndominium, workshop, livestock barn or garage. The second barn, an open-air structure, offers a more rustic appeal and has many possibilities. The property is completely fenced and has an



ag exemption. Mature trees, turkey, deer and dove make great hunting. Current cattle lease is in place. With close proximity to Austin, Bastrop County has become a hotspot for growth and development, making this property a prime investment opportunity. Whether you envision it as a family compound, a hunting retreat, or a continued event center, the possibilities are as vast as the land itself.

Built in 2020

Essential Information

MLS® #	7598192
Price	\$6,495,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,849
Acres	376.06
Year Built	2020
Type	Land / Farm
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Panoramic,Pond,CreekStream,TreesWoods
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Community Information

Address	176 Cedar Creek Cir
Area	BW
Subdivision	Litton, Addison
City	Cedar Creek
County	Bastrop
State	TX
Zip Code	78612

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
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Features	None
Parking	Attached, Garage, Garage Faces Side, Door-Single
# of Garages	3

Interior

Interior	Vinyl, Wood, See Remarks
Appliances	Cooktop, Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Disposal, Microwave, Free-Standing Gas Oven, Induction Cooktop
Heating	Central, Electric, Propane
# of Fireplaces	2
Fireplaces	Family Room, Great Room
# of Stories	1
Stories	One

Exterior

Exterior Features	None
Lot Description	Private, Many Trees, Trees Large Size, Views, Agricultural
Roof	Composition, Metal
Construction	Cement Siding, Frame, See Remarks, Wood Siding
Foundation	Slab, Pillar/Post/Pier, See Remarks

School Information

District	Bastrop ISD
Elementary	Cedar Creek
Middle	Cedar Creek
High	Cedar Creek

Additional Information

Date Listed	August 23rd, 2024
Days on Website	352
Days on Market	344

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