# \$5,700,000 - Tbd Overlook Pass, Austin

MLS® #8851500

\$5,700,000

0 Bedroom, 0.00 Bathroom, Land / Farm on 19.70 Acres

Barton Creek Preserve, Austin, TX

Welcome to a truly extraordinary property-19.69 stunning acres within the prestigious Barton Creek Preserve subdivision in Austin. Magnificent oak and pecan trees adorn pristine pastures, while Barton Creek gracefully meanders through the heart of the land, flanked by low water crossings spanning up to 30 feet wide and one to two feet deep. Once part of a historic ranch, the landscape features lush fields cascading down to the water's edge, with a striking rock wall across the creek offering breathtaking views. The serene scenery attracts abundant wildlife, including deer and turkey, creating your own private sanctuary. This land offers an unparalleled opportunity to have your very own tranquil oasis and allows for a rare chance for exclusive private water access to Barton Creek. A vast conservation easement to the south ensures protection of the panoramic Hill Country views, while land owned by the University of Texas to the west safeguards against future development, ensuring unceasing privacy. The community is equipped with two gated entrances, the first manned by live guards, ensuring the highest level of security and peace of mind for residents. For those envisioning the possibilities for their dream home, architectural plans have been thoughtfully crafted and can be conveyed if desired. Enjoy the convenience of being close to the Hill Country Galleria, Lake Travis, and downtown Austin while relishing the peace and quiet of your own secluded retreat. Come see







firsthand with a private guided tour and marvel at the true splendor of this property!

## **Essential Information**

MLS® # 8851500

Price \$5,700,000

Bathrooms 0.00

Acres 19.70

Type Land / Farm
Sub-Type Unimproved Land

Status Active

#### Water Feature/View

View ParkGreenbelt, Hills, Panoramic, CreekStream, TreesWoods, Barton Creek

Is Waterfront Yes

## **Community Information**

Address Tbd Overlook Pass

Area LS

Subdivision Barton Creek Preserve

City Austin
County Travis
State TX

Zip Code 78738

#### **Amenities**

Utilities Electricity Available, Water Available, Propane, Underground Utilities

Features Community Mailbox, Gated, See Remarks

**Exterior** 

Lot Description Native Plants, Private, Many Trees, See Remarks, Trees Large Size,

Trees Medium Size, Views, Bluff, Irregular Lot

# **School Information**

District Lake Travis ISD

Elementary Lake Pointe

Middle Lake Travis

High Lake Travis

## **Additional Information**

Date Listed July 19th, 2024

Days on Website 374

Days on Market 370

HOA Fees 1200

HOA Fees Freq. Annually

Gated Community Yes

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