

101 Rio Gabriel Dr.



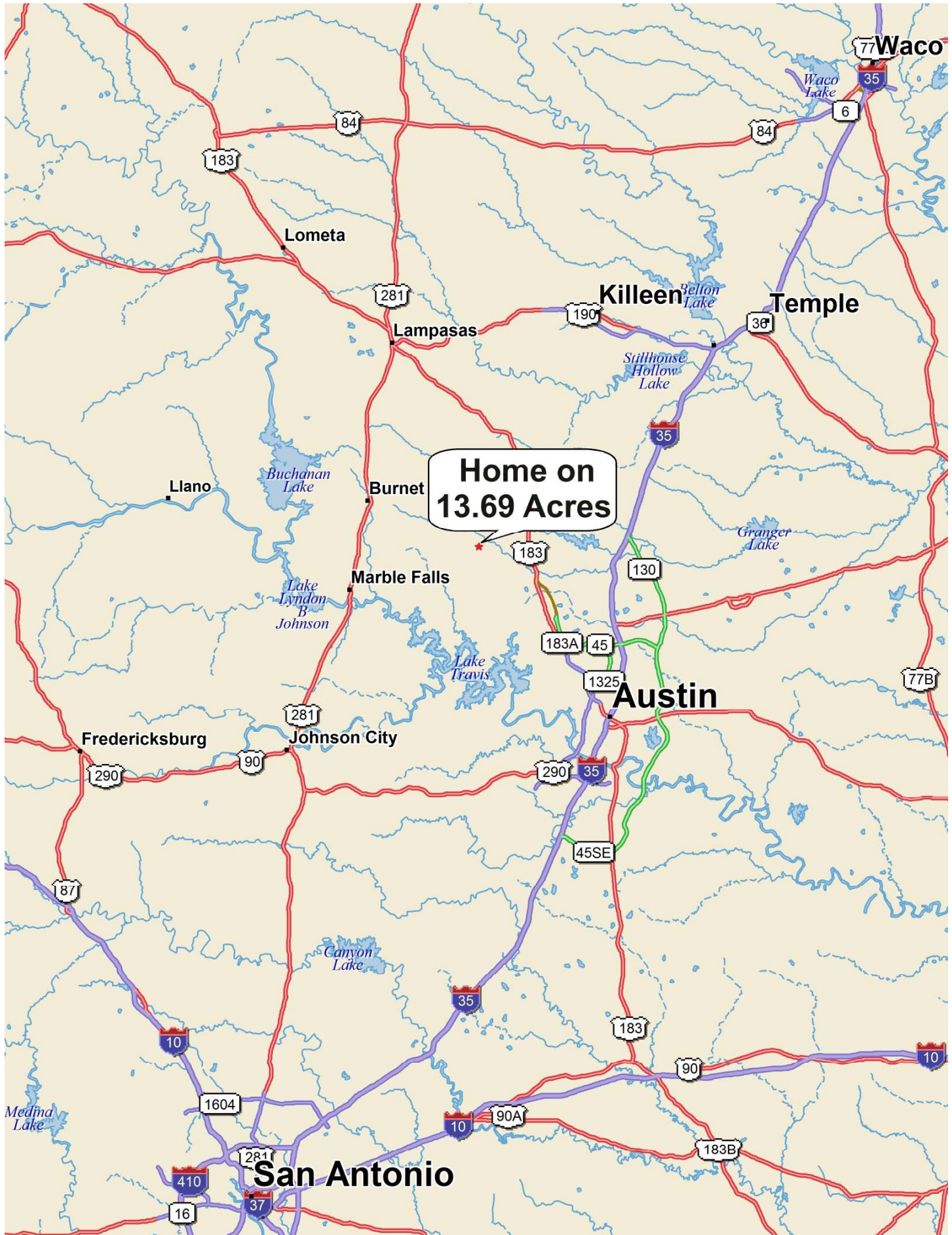
This highly improved 13 acre estate combines elegance with functionality. The main home, built with expert craftsmanship and an eye for detail, is nestled amongst ancient oak trees in a park-like setting. The back yard features a stunning pool and spa, recessed bar and pool house that doubles as a game room.

There is a two bedroom, two bath guest house. This would be ideal for multi-generational households, guests, or an opportunity for rental income. The barn is huge and can easily accommodate tractors, boats, ATVs and RVs. There are horse amenities including 3 stalls inside the barn and 4 turnout stalls as well as a round pen. There are paved driveways and a gated entry. The landscaping is beautiful and the grounds are well maintained. This property is located in the desirable Rio Gabriel Ranch subdivision, just a couple miles from Liberty Hill, 20 minutes from Cedar Park and 45 minutes from downtown Austin.

\$1,825,000



This information is deemed reliable but is not guaranteed. cc.



**Home on
13.69 Acres**

Waco

Temple

Killeen

Lampasas

Burnet

Marble Falls

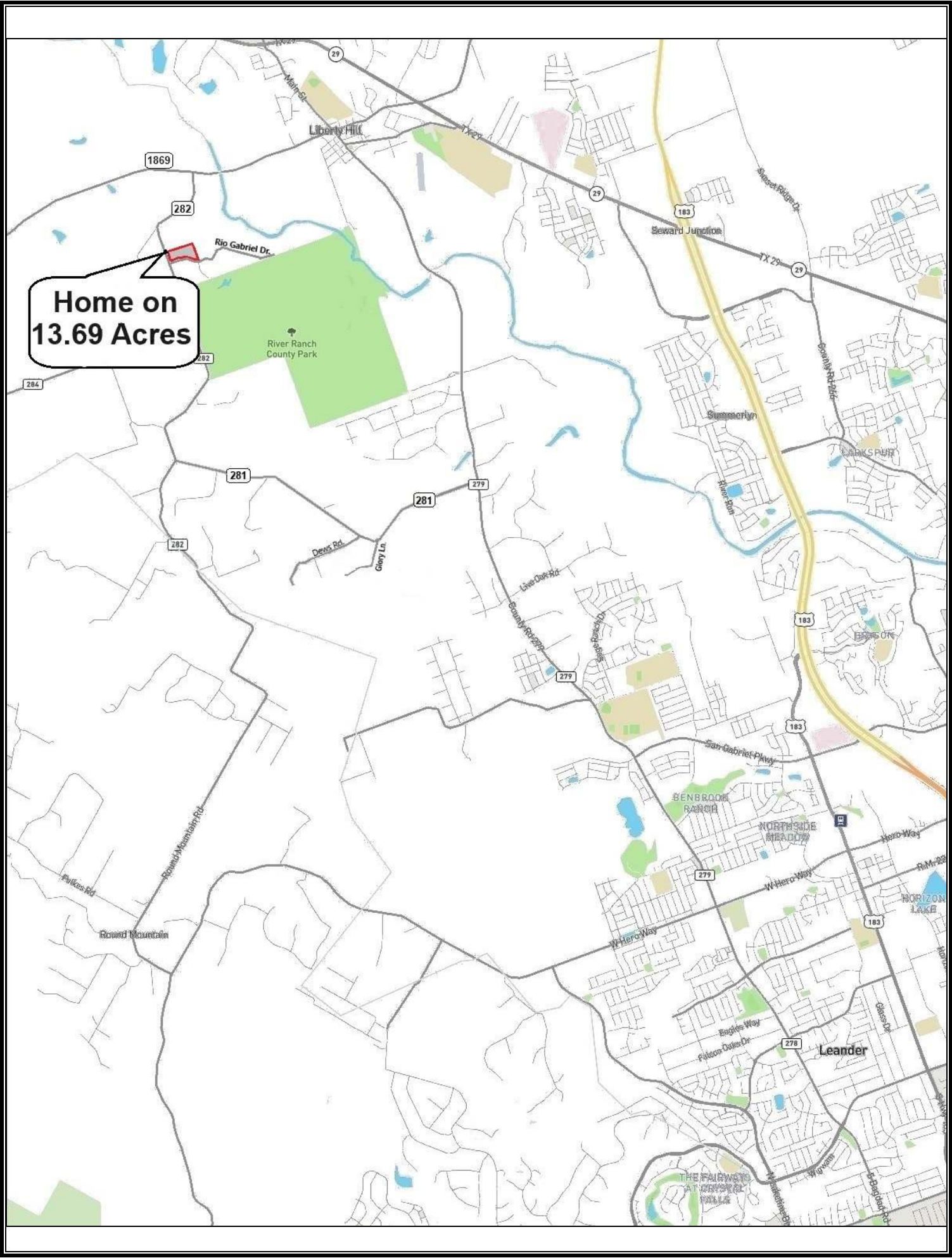
Austin

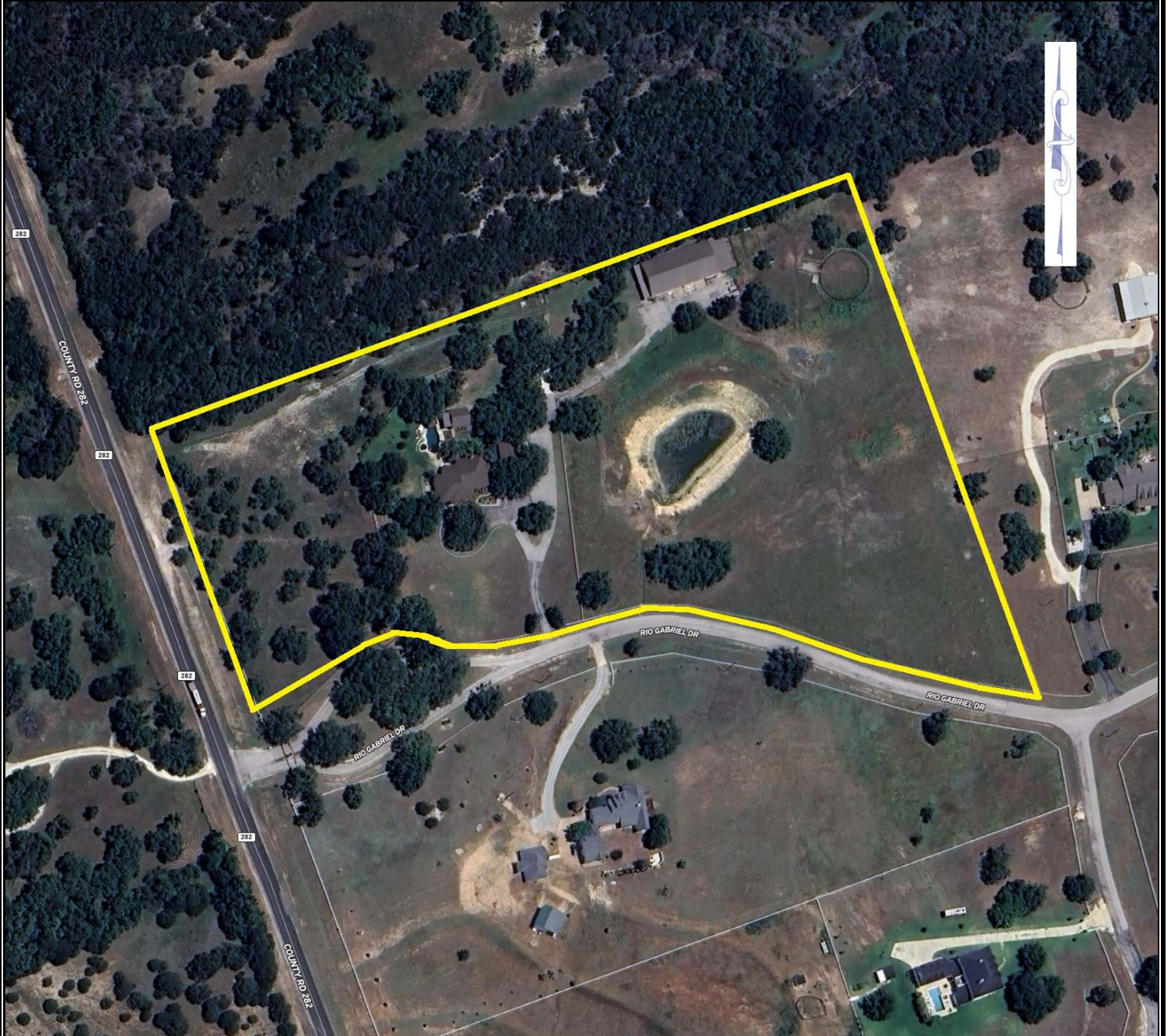
Fredericksburg

Johnson City

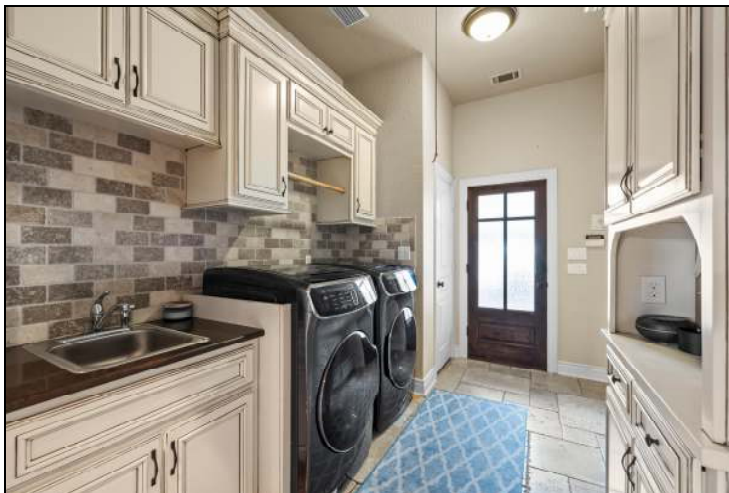
San Antonio

**Home on
13.69 Acres**













Property Summary Sheet

LOCATION: 101 Rio Gabriel, Liberty Hill

IMPROVEMENTS:

- 3,260 sq. ft. Main House (3 bedroom, 3.5 bath), one story
- 1,500 sq. ft. Guest House (2 bedroom, 2 bath), one story
- 3,500 sq. ft. Barn (enclosed) with 1,000 sq. ft. extra storage over guest house
- 1,200 sq. ft. Canopy
- 625 sq. ft. Pool House
- Pool with beach area and bar stools
- Spa
- Recessed bar
- Irrigation system
- Gated entry
- Paved driveway
- Large parking area at barn
- Large playscape with slide
- Lighted basketball court
- 3 indoor stalls, 4 turnout stalls, round pen, tack room
- Standing seam metal roof covers main house, guest house and barn
- No carpet
- Huge oak trees accent the well groomed grounds

FENCING: Split rail vinyl fencing with cross fencing

WATER: Well with 1,000 gallon storage tank

SURFACE WATER: Pond

RESTRICTIONS: Yes

SCHOOL DISTRICT: Liberty Hill

TAX RATE: 1.61

All sizes, areas, volumes, lengths and distances contained herein are only approximations and are not intended, nor should they be accepted as exact measurements. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted to prior sale, withdrawal or other changes in the price or terms without notice.



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