



# GRACIELAND

355 Bon Winde Rd, Georgetown, TX  
17 Acres | 4 Bed/ 2.5 Bath | \$1,785,000



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# PROPERTY DESCRIPTION

Gracieland is a small outdoor recreational/residential paradise close to town!

These 17 acres have everything you need for a near-urban but relaxing lifestyle – privacy, easy access, wildlife, a fishing pond, and more! The private drive leading to the home is at the end of an all-weather country road and secured with a keypad gate. As the owner pulls into the driveway, a beautiful stand of live oaks hides the front of the house, offering privacy and a unique Hill Country setting.

It is difficult to describe the amount of diversity on this property. Oaks, elms, hackberries, juniper, and mesquite are scattered throughout the property, which is open in some areas and heavily wooded in others. White-tailed deer and wild turkey frequent the property, and exotics like axis, sika, and red deer are seen regularly. The current owners manage the property for native wildlife, and their management regime has paid off in spades over the last decade. They harvest all the wild game they need for food just steps from the house, and the bird watching, wildflowers, and overall tranquility of Gracieland is unrivaled for a relatively small property. The fishing pond was designed with bass in mind and has topological structure, as well as trees and other debris added.

There is a 4-bed, 2.5-bath, 2,530 sq ft house built in 1992, which the owners currently use on the weekends. The home features an open living area and spacious kitchen. An office sits just off the foyer, making working remotely a breeze. All but one bedroom is located down a hallway offering guests privacy and accessibility to the rest of the house. The west-facing back porch is covered by a rustic pergola and invites an abundance of sunset evenings enjoying a cool beverage and watching the flocks of wild turkey, white-tailed deer, axis deer, and other critters that constantly roam through the property.

Water is provided by the City of Georgetown, PEC electric, and septic which has been maintained.

There is a 1,665-sq ft metal barn / workshop that is in good condition and an RV pad with a 30-amp hookup.

The property is maintained under the 1-d-1 Wildlife Tax Valuation, 2022 taxes are \$9,011.

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SCAN HERE TO SEE MORE OF  
GRACIELAND

## LOCATION

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Williamson County

20 minutes north of Leander/Cedar Park, 30 minutes northwest of Georgetown, 45 minutes to Austin-Bergstrom international Airport.

## DIRECTIONS

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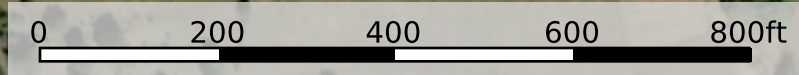
From Leander, take 183A North to CR 254/255, the property is only 3 minutes off of 183A.

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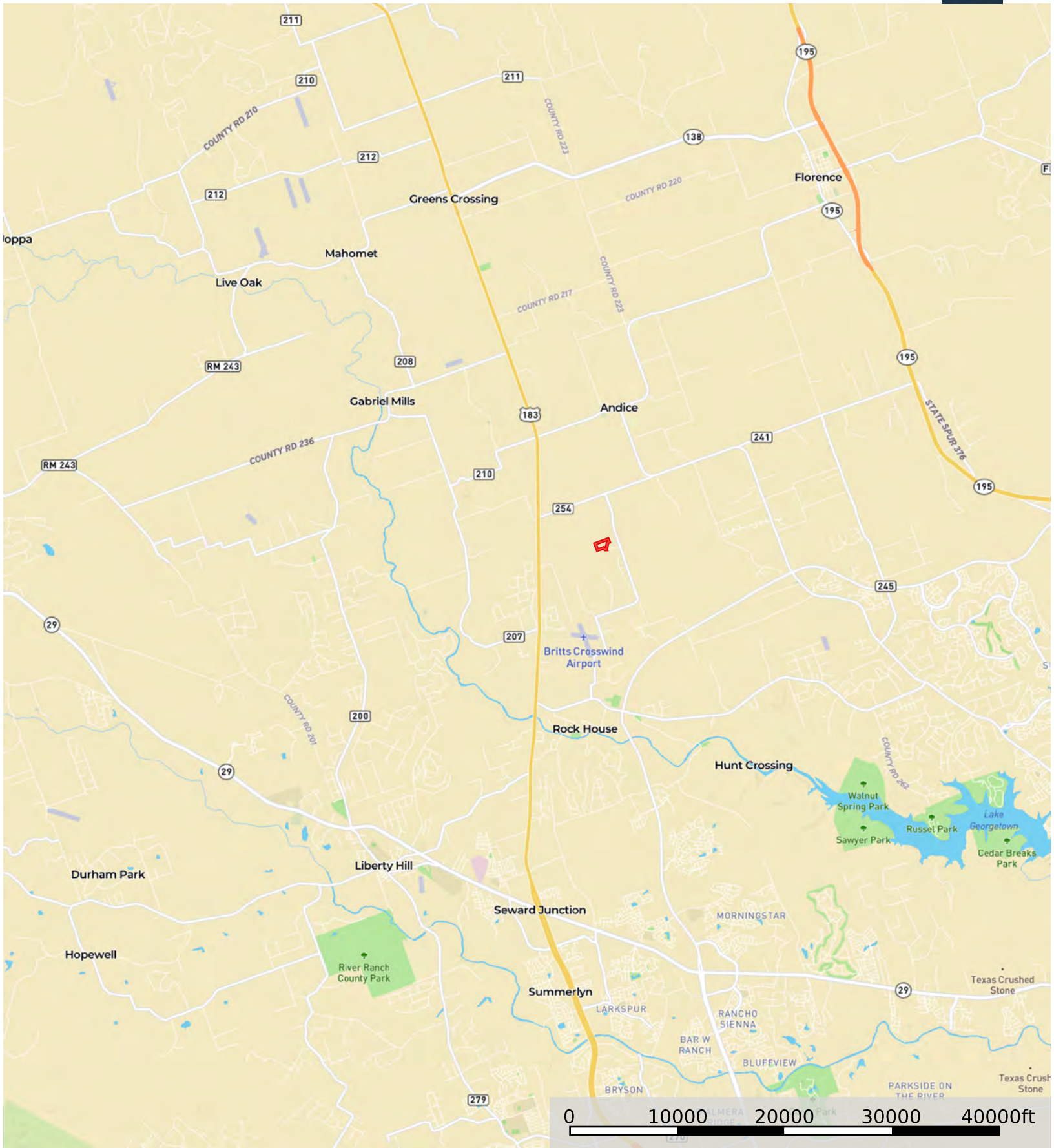


Boundary



Boundary





Boundary



- Boundary
- Neighbors
- Stream, Intermittent
- River/Creek
- Water Body