

# 35 acres with 3 Br 2 Ba Rock Home south of Evant, TX

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3BR 2BA Rock home built in 2014 on 35 acres in Lampasas County featuring an open floor plan, 9ft walls throughout, Raised Cathedral ceiling in main living area and beautiful stained concrete floors. This custom built home boasts many upgraded features including upgraded 1 thick Granite with a unique chiseled cut edge, stainless appliances including a 3 door refrigerator/freezer, 5 burner stove top with double oven and gorgeous calico hickory wood cabinetry. Several specialty light fixtures adorn the home in the entryway, dining area and kitchen and the master suite has a sizable walk in closet, expansive walk in shower with additional rain shower head. Energy efficient features such as a heat pump for winter and spray foam insulation in attic and walls results in low utility bills year round. The electric bill average for 2017 was under \$120 a month. This property is fenced and cross fenced into multiple pastures with a great mix of trees and rolling terrain with several water features. The house is positioned to enjoy the magnificent sunsets and views from almost every room. There is 1 water well that was completely refurbished in 2014 that provides crystal clear water, a spring fed stocked tank for fishing and two additional tanks and wildlife galore. Just outside city limits you will enjoy low property taxes yet the convenience of high speed fiber optics and all a thriving community offers with shops, a bakery, hair salon, restaurants, banking, etc. and just a short 1 drive to Austin.

Price: \$425,000

Acres: 35

County: Lampasas

City: Evant

State: Texas

Property Type: Hunting  
Land, Recreational  
Property, Residential  
Property



### Driving Directions:

From Evant go south on Hwy 281 2.8 miles and the property will be on your right

26351 Hwy 281 N Evant, Texas 76525

