

# **\$2,499,000 - 12154 New Sweden Church Road, Manor**

MLS® #2615151

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**\$2,499,000**

3 Bedroom, 3.00 Bathroom, 2,238 sqft  
Residential on 14.97 Acres

New Sweden Church, Manor, TX

Fully equipped Equestrian Property convenient to FM 973, 130 Toll and HWY 290 for an easy commute into Austin and only 11 miles from Samsung and 17 miles from Tesla! At just under 15 acres, this level, usable parcel of land has NO RESTRICTIONS. Subdivision plans for 14 one acre home lots convey with sale. The ranch-style home was fully updated from the roof down to the foundation by previous sellers. Updates include new energy efficient windows and doors, new paint inside and out, granite countertops & tile backsplash throughout, stainless steel appliances, wood grain porcelain tile floors and an enclosed back porch/sun room that can be enjoyed year-round! There is a workshop adjacent to the home with 2 bays and a half bath (there are 4 garage spots total). Home sits on a private yard that can be maintained by an 8 zone sprinkler system with 360 degree views of the hay pasture and paddocks. The horse facilities include an 2,160 sq. ft. raised center-aisle barn with 11 stalls, electricity, water, climate controlled tack and feed room, 3 wash racks, 3 cross ties for grooming and 8 security cameras. The 12'x12' stalls include rubber mats and fans. There is a 170' x 150' lighted arena with base and crushed granite footing, 60' lighted round pen, and 8 turnouts bordered with no-climb horse fencing, 8 30 gallon water troughs and 4 hay rings. Additionally there are 3 hay barns, one with run-in shelter a large pole barn for tractors and equipment and



plenty of trailer parking. Enjoy an Agricultural tax exemption with Travis Co. if you choose to farm the coastal/bermuda hay field in the front of the property that produces horse quality hay. The property is fully fenced and cross-fenced offering an automated front gate with keypad at the driveway that was installed in 2021. Lease options available.

Built in 1984

### **Essential Information**

MLS® #	2615151
Price	\$2,499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,238
Acres	14.97
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	12154 New Sweden Church Road
Area	PF
Subdivision	New Sweden Church
City	Manor
County	Travis
State	TX
Zip Code	78653

### **Amenities**

Utilities	Electricity Available, Cable Available, High Speed Internet Available, Phone Available, Sewer Available, Water Available
Features	None
Parking	See Remarks, Additional Parking, Attached, Electric Gate, Garage,

	Garage Door Opener
Garage Spaces	4
Garages	Garage Door Opener
View	Panoramic, Pasture, Rural
Waterfront	None

## Interior

Interior	Carpet, Tile
Appliances	Cooktop, Dishwasher, Disposal, Microwave
Heating	Central, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	1
Stories	One

## Exterior

Exterior Features	Private Yard
Lot Description	Agricultural, Interior Lot, Moderate Trees, Open Lot, Sprinklers In Ground
Roof	Composition
Construction	Stone
Foundation	Slab

## School Information

District	Pflugerville ISD
Elementary	Carpenter Elementary School
Middle	Bohls Middle School
High	Weiss

## Additional Information

Date Listed	March 20th, 2023
Days on Market	410

## Listing Details

Listing Office	Compass RE Texas, LLC
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Property Listed by: Compass RE Texas, LLC  
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