

\$1,650,000 - 10306 Vance Circle Road, Jonestown

MLS® #6209347

\$1,650,000

3 Bedroom, 2.00 Bathroom, 2,027 sqft
Residential on 21.18 Acres

Panoramic Hills, Jonestown, TX

Discover your Private Hill Country Retreat on 21.18 acres of unrestricted land in the heart of Jonestown's ETJ. This incredible property offers unparalleled panoramic views of rolling Texas Hill Country breathtaking sunsets, with a beautifully remodeled 3-bedroom, 2-bath home that seamlessly blends modern updates and natural charm. The possibilities are endless in this private, wooded paradise. The home interior features plentiful natural light, highlighting lush green views from every room. Recent updates include new interior paint and upgraded light fixtures (2022), a remodeled primary bathroom (2024), and a chef's kitchen with KitchenAid stainless steel appliances, double ovens, gas cooktop, and stunning quartz and granite countertops. A dedicated office adds convenience and flexibility. Step outside to an expansive composite deck (2022) perfect for entertaining & taking in the views, or relax by the outdoor firepit with friends & family. The vibrant garden, complete with fruit trees, provides beauty and bounty. For hobbyists or entrepreneurs, the property boasts a 1,200 sq ft insulated workshop with epoxy flooring and 200-amp service, as well as an 8' x 12' greenhouse and a shed with open bay storage. Ample space for RV's, boats, vehicles, equipment, and more. Additional bluff locations offer dramatic views and limitless opportunities for future development, such as additional homes, an event center, or commercial projects. Enjoy the freedom of no



restrictions, no HOA and zoned for top-rated Leander ISD schools. Just minutes from Lake Travis, plus Cedar Park and Leander shopping, dining and entertainment, this serene property is close to urban amenities while offering unmatched beauty, privacy and tranquility. With recent HVAC and water heater updates, this property is ready to become your dream homestead, a strategic investment or both (property may be subdivided). Low 1.79% tax rate! Schedule your tour today to experience this rare hill country gem!

Built in 1996

Essential Information

MLS® #	6209347
Price	\$1,650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,027
Acres	21.18
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	10306 Vance Circle Road
Area	LN
Subdivision	Panoramic Hills
City	Jonestown
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane
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Features	None
Parking	Detached, Garage, Door-Multi, Gravel, RV Garage, Workshop in Garage
Garage Spaces	6
View	Hills, Panoramic, Park/Greenbelt, Trees/Woods
Waterfront	None

Interior

Interior	Tile, Carpet Free, Laminate
Appliances	Built-In Electric Oven, Dishwasher, Free-Standing Gas Oven, Free-Standing Gas Range, Disposal, Microwave, Stainless Steel Appliance(s), Double Oven
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Yard, Garden, RV Hookup
Lot Description	Back Yard, Front Yard, Landscaped, Private, Many Trees, Views
Roof	Metal
Construction	HardiPlank Type, Masonry, Stone
Foundation	Slab

School Information

District	Leander ISD
Elementary	CC Mason
Middle	Cedar Park
High	Cedar Park

Additional Information

Date Listed	January 9th, 2025
Days on Market	78

Listing Details

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