

# \$2,875,000 - 13601 Paisano Trail, Austin

MLS® #6518014

**\$2,875,000**

5 Bedroom, 3.00 Bathroom, 3,404 sqft  
Farm on 18.46 Acres

Big Country Annex, Austin, TX

**\*\*Four lots being sold together for a total of 18.46 acres with HUGE wildlife management agricultural tax exemption!! (adjacent 5-acre lot listed separately at MLS#4480455)\*\***

Incredible property with a serene and natural atmosphere, including a tranquil creek, native wildlife, live oaks, and native plants in the Hill Country that is located within the exemplary Dripping Springs school district! Tucked in the back of Big Country and just down the street from the popular and rapidly growing Fitzhugh Rd that features some of the best breweries, distilleries, and outdoor eateries around, including Jester King that is only 5 minutes away. This property is ideal for buyers looking for a place to build a dream home, a quiet retreat away from the hustle and bustle of city life, or a prime location for investment. The 5-bedroom, multi-level home could use updating and is being sold "as-is". Property features gorgeous Texas Hill Country views, a small barn with corral and a standalone, spacious 2-car garage. Items that convey include: game feeders, livestock feeders, trough, corral, and W/D. The trailer in the barn and the golf cart do not convey. Please make note that there are several cameras with sound along the exterior of the property. Available utilities are electricity, cable, septic, and a rainwater collection system on parcel R21229 (Track K).

Built in 1984



## Essential Information

MLS® #	6518014
Price	\$2,875,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,404
Acres	18.46
Year Built	1984
Type	Farm
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	13601 Paisano Trail
Area	HD
Subdivision	Big Country Annex
City	Austin
County	Hays
State	TX
Zip Code	78737

## Amenities

Utilities	Above Ground Utilities, Electricity Available, Sewer Available, See Remarks, Water Available
Features	None
Parking	Driveway, Detached, Garage, Garage Door Opener
Garage Spaces	2
Garages	Garage Door Opener
View	Hills, Panoramic, Trees/Woods
Waterfront	Creek, Seasonal
Has Pool	Yes

## Interior

Interior	Carpet
Appliances	Dryer, Dishwasher, Electric Range, Oven, Washer
Heating	Central
Fireplace	Yes
# of Fireplaces	3

Fireplaces Basement, Family Room, Living Room  
Stories Three Or More

## Exterior

Exterior Features Balcony, Exterior Steps, Private Entrance, Private Yard, See Remarks  
Lot Description Agricultural, Front Yard, Gentle Sloping, Interior Lot, Landscaped, Moderate Trees, Native Plants, Private, Trees Large Size, Trees Medium Size, Views  
Roof Metal  
Construction See Remarks  
Foundation Slab

## School Information

District Dripping Springs ISD  
Elementary Dripping Springs  
Middle Dripping Springs Middle  
High Dripping Springs

## Additional Information

Date Listed April 28th, 2023  
Days on Market 32

## Listing Details

Listing Office Spyglass Realty

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