



Under Contract - Pending on Market

# \$2,495

Call (512) 970-0579 Today!

## 193 SLENDERLEAF DR, MARBLE FALLS, TX 78654

3 BEDS, 2 FULL BATH(S)

Immaculate and stylish home in the highly sought after Gregg Ranch community, built in 2023 with open concept, natural light and a large private back yard! The kitchen is extra spacious with a large center island that provides ease for formal entertaining or casual dining. Kitchen includes a stainless-steel refrigerator and appliances. Dining and living area are open and make for great opportunity to entertain or quality family time being together. Primary suite has abundant natural light, ceiling fan along with a large bathroom featuring a walk-in shower, double vanity and walk-in closet. There are two generously sized secondary bedrooms, both with ceiling fans and a full bath on the opposite end of the home. There is a large laundry room, (washer and dryer are included), and a wonderful and convenient mudroom-style entry from the garage. Covered back patio creates additional living space and room for outdoor entertaining. The back yard offers privacy, (currently backs to vacant land, with pastureland behind that), and tons of room to roam and play, side yard is also very spacious! There is room to spread out and for the dogs to run! This beautiful home is a part of a master-planned community with gorgeous luxury resort-style pool and amenities, hiking/ bike trails, community center, playgrounds, parks, greenbelt, and a community dog park. Gregg Ranch is conveniently located off Highway 281 and is only a stone's throw away from the Highland's Lake region, Lake LBJ, major medical centers and downtown Marble Falls. Quick access to Highway 71 allows for a 45-minute

### GENERAL DESCRIPTION

- Subdivision:** Gregg Ranch/Marble Falls Ph 1
- Property Type:** Single Family Homes (Lease)
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2 / Attached
- Year Built:** 2022
- Building Sqft:** 1,962 / Public Records
- Lotsize:** 7,736
- MLS# / Area:** ABORTX-9427262



Get in touch  
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Visit <https://www.har.com/ABORTX-9427262> for more information (512) 454-6873