

For Sale on Market

**\$995,000**

Call (512) 695-2176 Today!

## SINGLE FAMILY, 4 BEDS, 3 FULL BATH(S)

Tucked into the Texas Hill Country just 35 minutes from Austin, this private 15-acre property sits in a secluded valley along Big Sandy Creek, offering rolling hills, mature oaks, and exceptional natural beauty. Located at the end of a gated acreage community and accessed by a private drive, the property provides rare privacy while remaining just 10 minutes from major shopping, dining, and 183A Toll Road. Offered at land value, the existing approximately 2,945 sq ft single-story home (4 bed, 3 bath) was previously flood-affected and taken to the studs, creating a unique opportunity to rebuild or customize. Pre-flood interior and exterior photos are included for reference only to illustrate prior layout and potential. Additional improvements include an approximately 1,461 sq ft shop. The land is under an Agriculture/Wildlife Exemption managed by Plateau Wildlife Management and has recently operated as a working flower farm with wildflower fields, organic gardens, fruit trees, greenhouses, chicken coops, and open pasture, and is also well suited for equestrian use. Utilities are in place, including Pedernales Electric Cooperative service, a multi-generational well with a new pump (2024), and a 5,000-gallon holding tank (2021). Outdoor features include a 40,000-gallon natural swimming pond with wetland filtration (installed 2021; flood affected) and an eco-gravity septic system with approved expansion plans and permit valid for seven years. A rare opportunity to create a private Hill Country retreat

### GENERAL DESCRIPTION

**Subdivision:** Lonesome Valley

**Property Type:** Single Family

**Bedrooms:** 4

**Baths:** 3 Full

**Stories:** 1

**Style:** Traditional

**Building Sqft:** 2,945 /

**Lotsize:** 657,887

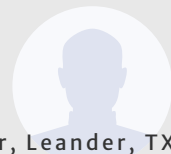
**Maintenance Fee:** \$444 / Annually

**MLS# / Area:** CHCBORTX-104307



18405 -- Angel Valley Dr, Leander, TX 78641

Visit <https://www.har.com/CHCBORTX-104307> for more information



Get in touch  
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Keller Williams Realty - Austin