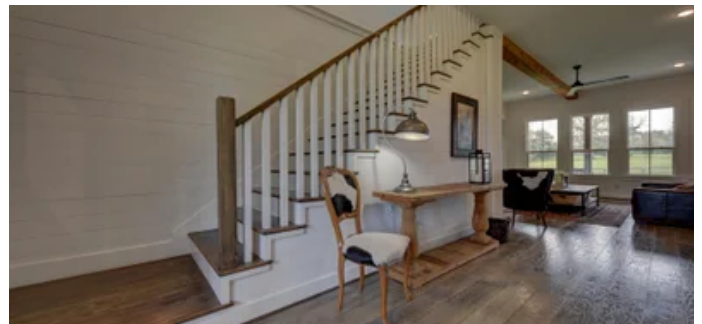


17677 Tranquil Lane
17677 Tranquil Lane
Cat Spring, TX 78933

\$1,650,000
11± Acres
Austin County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

17677 Tranquil Lane
Cat Spring, TX / Austin County

SUMMARY

Address

17677 Tranquil Lane

City, State Zip

Cat Spring, TX 78933

County

Austin County

Type

Horse Property, Ranches

Latitude / Longitude

29.888379 / -96.376152

Taxes (Annually)

12156

Dwelling Square Feet

3680

Bedrooms / Bathrooms

3 / 3.5

Acreage

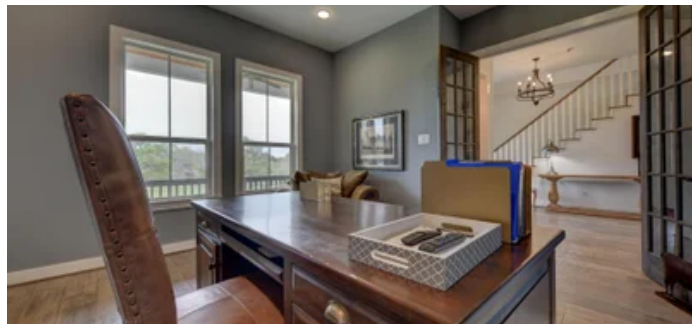
11

Price

\$1,650,000

Property Website

<https://moreoftexas.com/detail/17677-tranquil-lane-austin-texas/37869/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

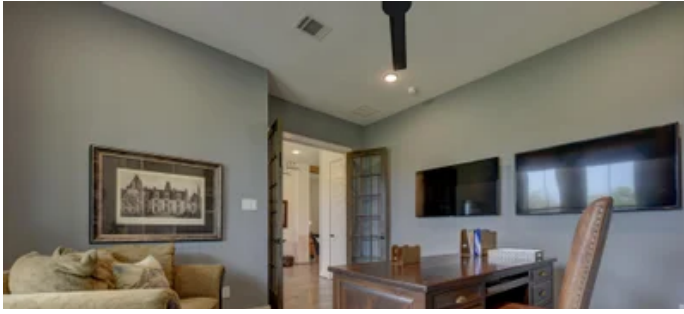
MoreofTexas.com

PROPERTY DESCRIPTION

Upscale, country living in your own slice of heaven! Stunning, custom-built modern farmhouse by Texas Casual Cottages (Partners in Building) has everything you could ask for. Tucked away in the heart of Austin County, this property provides both privacy and luxury, all within an easy commute to Houston or Brenham. The gorgeous main house features wide-plank wood flooring throughout, a large mud room, and an open floorplan with fantastic windows that bathe the house in natural light. The gourmet kitchen is a chef's dream with high-end appliances and a huge island! Enjoy your morning coffee or unwind after a long day and watch the Texas sunset while relaxing on your expansive porch. Under the house is a huge walk in storage area tall enough to stand in, all with a concrete floor! This 11 acre, partially wooded property features a workshop with a bathroom and a full galley kitchen, conveniently located next to the guest house, several cross fenced pastures, amazing 5 stall custom horse barn with foaling stall and turnouts, hay loft, large tack room, huge lighted arena, a small pond, and a wet weather creek. The precious guest house is perfect for an in-law suite, private retreat, or even a vacation rental - it has actually been a great income-producing short term rental for the current owners. Property has water and electricity throughout. Properties of this caliber are exceptional and hard to find in this highly desirable area - don't miss it!

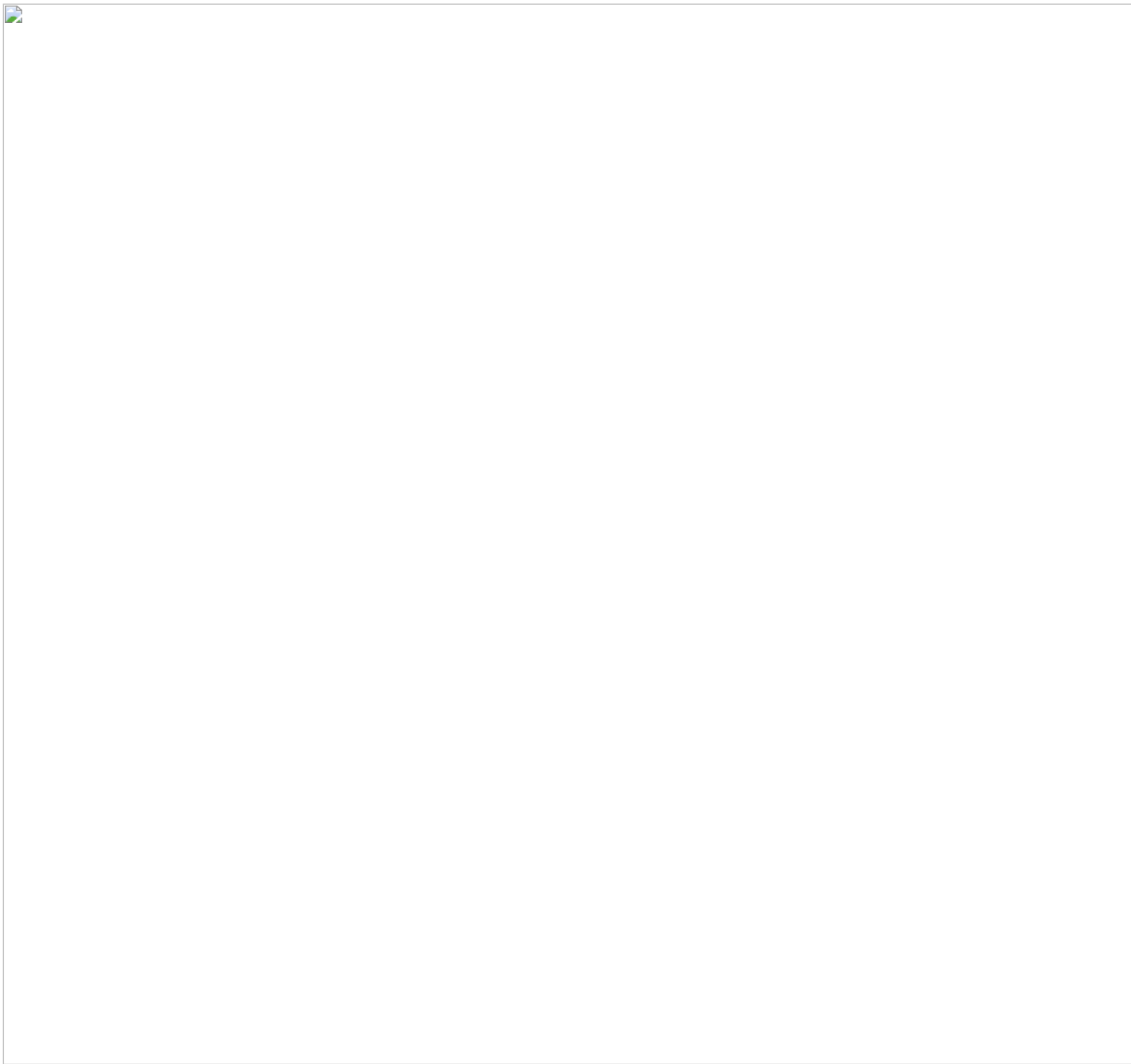


17677 Tranquil Lane
Cat Spring, TX / Austin County



17677 Tranquil Lane
Cat Spring, TX / Austin County

Locator Map



17677 Tranquil Lane
Cat Spring, TX / Austin County

Locator Map



17677 Tranquil Lane
Cat Spring, TX / Austin County

Satellite Map



17677 Tranquil Lane
Cat Spring, TX / Austin County

LISTING REPRESENTATIVE

For more information contact:



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Paul Gremillion

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(833) 466-7389

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Address
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City / State / Zip
Denton, TX 76207

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



MoreofTexas.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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