

**301 Sable Pass**  
**301 Sable Pass**  
**Lampasas, TX 76550**

**\$849,000**  
**7± Acres**  
**Burnet County**





**301 Sable Pass**  
**Lampasas, TX / Burnet County**

---

**SUMMARY**

**Address**

301 Sable Pass

**City, State Zip**

Lampasas, TX 76550

**County**

Burnet County

**Type**

Recreational Land, Residential Property, Lot

**Latitude / Longitude**

30.934411 / -98.296791

**HOA (Annually)**

550

**Dwelling Square Feet**

2020

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

7

**Price**

\$849,000

**Property Website**

<https://www.bartrealtyllc.com/property/301-sable-pass-burnet-texas/66827/>



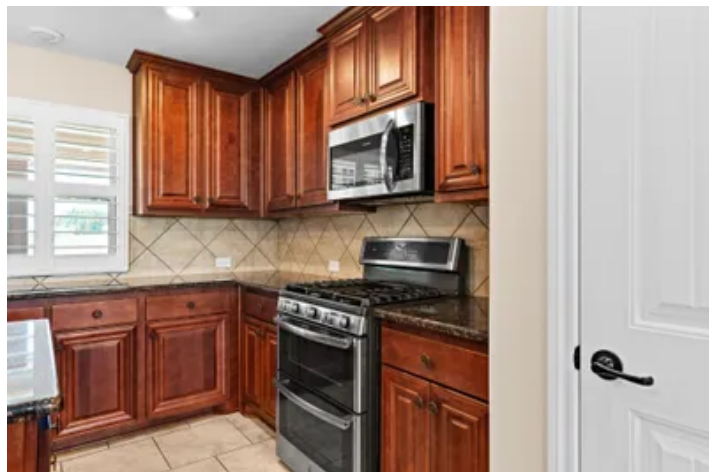
**PROPERTY DESCRIPTION**

This 2020 sq. ft. 3-bedroom 2-bath home is a dream for anyone who loves to get away from the crowds and enjoy nature. With a spacious, move-in-ready interior and thoughtfully designed outdoor spaces, it offers comfort while enjoying the beautiful Texas Hill Country.  $\frac{3}{4}$  acre of the 7 acre tract is surrounded by an 8 foot wildlife fence to protect the orchard and gardens from the many deer and antelope. These desirable 7 acres are mostly level with a gradual sloping grade and many mature trees. All of this while saving on property taxes with a wildlife exemption. Enjoy the spacious primary master suite with an enormous master closet and master bath with jetted tub and separate shower. The 1800 sq. ft. shop with an indoor greenhouse equipped with automated grow lights, fans, humidifier, and heater is a huge bonus. The shop also includes water treatment equipment, interior and exterior RV hookups, two large 12 x 14 ft roll up doors, and two walk doors. Two propane generators are available to supply emergency power for the well and the house. A perfect blend of modern convenience and outdoor charm setting in a beautiful, gated community. An idyllic retreat for anyone who appreciates nature. Additionally, for an even better move-in ready property there is a tractor and implements that are negotiable.

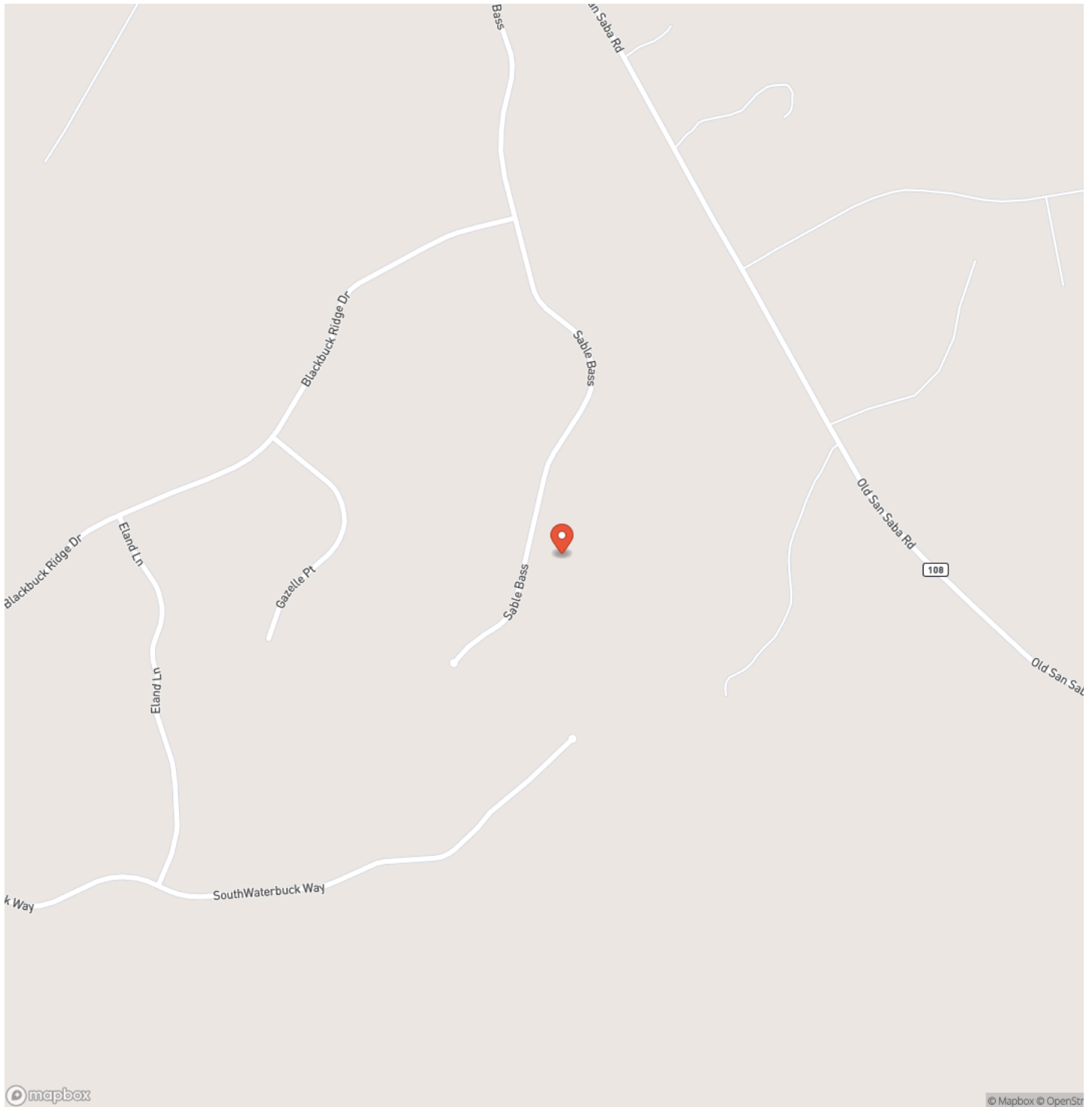


**301 Sable Pass**  
**Lampasas, TX / Burnet County**

---

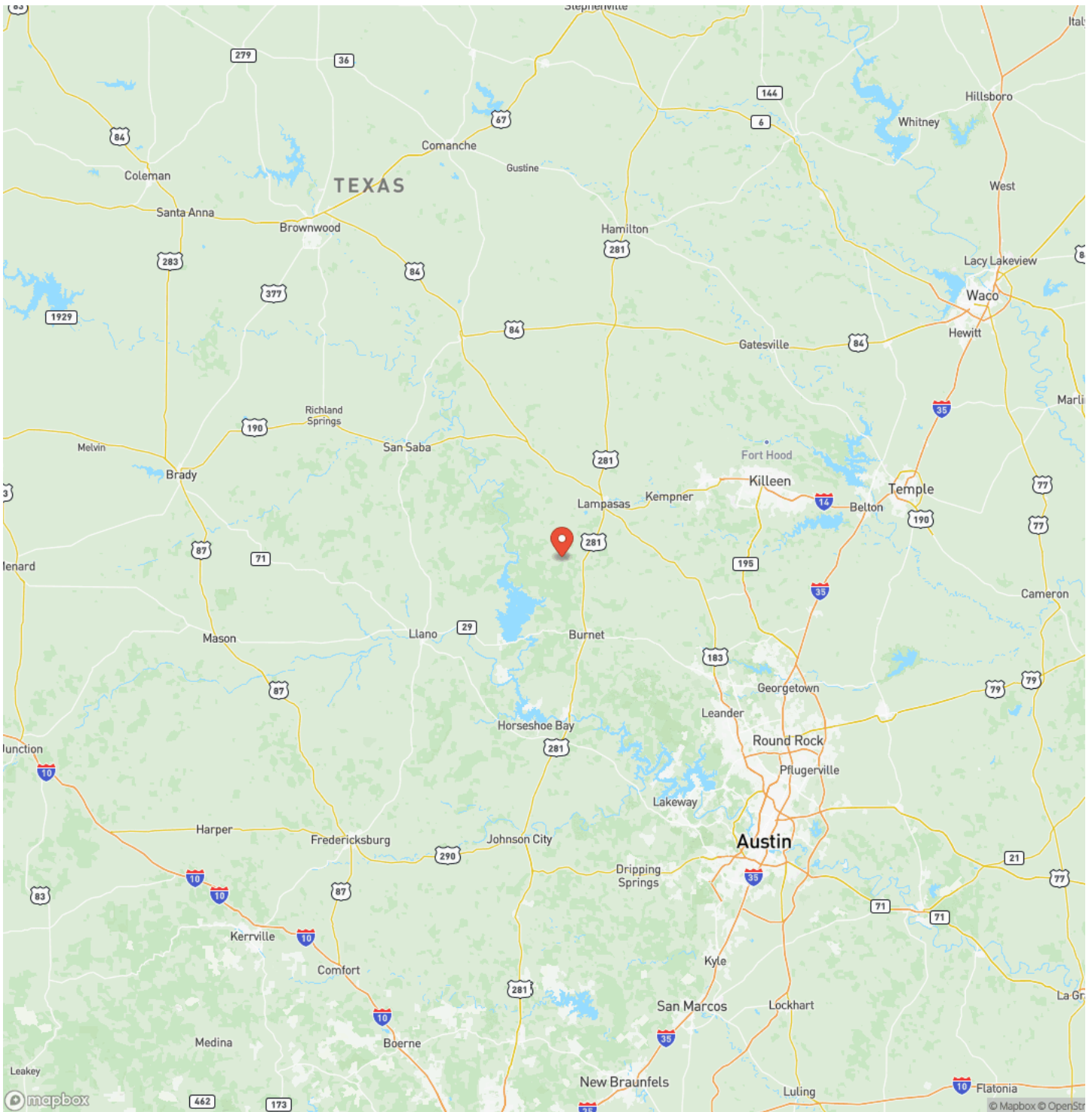


## Locator Map





## Locator Map





## Satellite Map



**301 Sable Pass**  
**Lampasas, TX / Burnet County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jere Gnader

## Mobile

(713) 302-8394

## Email

jgnader@bartrealtyllc.com

### Address

319 Imapla Ln

## City / State / Zip

## NOTES



**MORE INFO ONLINE:**

**www.bartrealtyllc.com**



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



## **DISCLAIMERS**

*Shown by appointment only with Bar T Realty, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Bar T Realty, LLC.*





---

**Bar T Realty, LLC**  
46 Samac Lane  
Lampasas, TX 76550  
(833) 722-7873  
[www.bartrealtyllc.com](http://www.bartrealtyllc.com)

---

