

\$599,000 - 8108 Lime Creek Road, Volente

MLS® #5433291

\$599,000

0 Bedroom, 0.00 Bathroom,
Land on 2.31 Acres

Calavan Estates, Volente, TX

Discover the epitome of luxury living nestled within the serene ambiance of this 2.3-acre plot, a rare gem offering an unparalleled blend of privacy, convenience, and natural beauty. Located in a tranquil lakeside community of Volente, near Lake Travis, this picturesque property presents an exceptional opportunity to build your dream home within close proximity to both Austin and Cedar Park.

As you step onto this wooded oasis, you'll immediately sense the tranquility that surrounds you, enhanced by the gentle rustle of leaves and occasional murmur of the nearby wet-weather creek. Picture yourself indulging in moments of serenity on the veranda of your future gated estate, overlooking lush landscapes from both ends of the property. Here, you'll enjoy two stunning views: one of the sprawling 221-acre wildlife preserve at the front and the other of a hill country valley with breathtaking sunsets and expansive big-sky views at the back.

This idyllic retreat boasts a flat building area positioned out of the floodplain. A natural terrace leading gracefully down to the creek, offers occasional water sounds/step-in lake access when the lake is fuller.

Enjoy nearby amenities including the Volente Beach Water Park, three marinas, and lakefront restaurants like Shack 512 and Beachside Billy's, all just half a mile away.



Venture six miles through the Village of Volente to find top-rated schools, shopping, and renowned dining in Austin or Cedar Park.

Surrounded by multi-million-dollar custom homes, this property promises unparalleled luxury and exclusivity. Custom home plans (including engineering plans), topography surveys, and gate renderings are available, valued at approx. \$45,000, with full-price offer.

Don't miss this chance to create your haven in nature's embrace. Buyer to verify all aspects. Contact owner/agent today to seize this unparalleled opportunity.

Essential Information

MLS® #	5433291
Price	\$599,000
Bathrooms	0.00
Acres	2.31
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	8108 Lime Creek Road
Area	LN
Subdivision	Calavan Estates
City	Volente
County	Travis
State	TX
Zip Code	78641

Amenities

Utilities	Electricity Available
Features	Lake
View	Creek/Stream, Hills, Lake, Panoramic, Trees/Woods
Waterfront	Creek, Seasonal, See Remarks, Stream

Exterior

Lot Description	Bluff, Gentle Sloping, Level, Open Lot, Private, Rock Outcropping, Trees Large Size, Views
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School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift

Additional Information

Date Listed	April 21st, 2023
Days on Market	396
Zoning	Residential

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