

\$345,000 - 3809 Medicine Hat, Leander

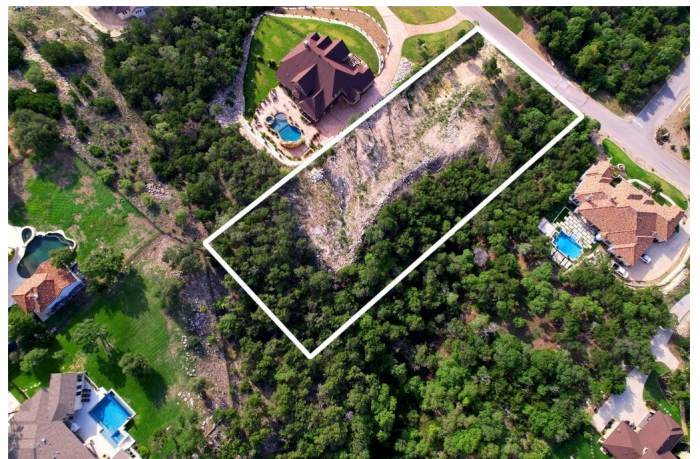
MLS® #7104225

\$345,000

0 Bedroom, 0.00 Bathroom,
Land on 1.45 Acres

Grand Mesa At Crystal Falls li, Leander, TX

Beautiful 1.43 acre lot with hill top views that capture all the beauty that gated Grand Mesa in Crystal Falls has to offer. There is some great potential with this property. You have multiple options to build at the top, middle or bottom right. The lot comes with engineering plans to build a unique eclectic multilevel two section house connected by a passage bridge with driveway underneath and a balcony. Unlike homes built on flattened hill-tops this lot comes with a well thought-out plan that minimizes excavation, maximizes natural air-flow, offers privacy, and uses the lot's topography to the fullest extent for best views of the valley and hill country from almost every room. The sellers are happy to share builder's contact information upon request. Backyard is well-suited for a private swimming pool with minimum excavation, and level with an extended lawn area. 75K worth of ground work has already been completed, including engineering plans, excavation and survey/topography. Grand Mesa offers exemplary LISD schools, many neighborhood amenities with 3 pools, tennis courts, parks, playgrounds, etc. The Crystal Falls golf course now has a restaurant inside for residents to enjoy.



Essential Information

MLS® #	7104225
Price	\$345,000

Bathrooms	0.00
Acres	1.45
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	3809 Medicine Hat
Area	CLN
Subdivision	Grand Mesa At Crystal Falls li
City	Leander
County	Travis
State	TX
Zip Code	78641

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available, Underground Utilities, Water Available
Features	Common Grounds/Area, Community Mailbox, Fishing, Gated, Golf, Park, Planned Social Activities, Playground, Pool, Property Manager On-Site
View	Hills
Waterfront	None

Exterior

Lot Description	Gentle Sloping, Many Trees, Native Plants, Views
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School Information

District	Leander ISD
Elementary	Whitestone
Middle	Leander Middle
High	Leander High

Additional Information

Date Listed	May 19th, 2023
Days on Market	356

Property Listed by: White Label Realty - New Hope Realty GroupThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from May 9th, 2024 at 5:15am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not

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