

# \$6,750,000 - 25 Moreh Pass, Austin

MLS® #7497119

## \$6,750,000

6 Bedroom, 7.00 Bathroom, 7,500 sqft  
Residential on 20.27 Acres

Preservation Ranch, Austin, TX

Homesite 25 - The Pasture - 20.27 acres | "The Pasture" captures some of the closest views of the beautiful rock bluffs anchoring Bee Creek. The ideal homesite is perched high above the stream, offering both river valley and native grassland views. To the north, the lot slopes down toward the valley. The soils are rich here, and the native grasses thrive. An ideal location for the equestrian homeowner. The most striking benefit of living at Preservation Ranch is the lifestyle: secluded, private, and elegant. Preservation Ranch is a rare find with over 930 acres of rugged beauty with lofty hilltops, gorgeous creek meandering through the property, and canyons carved by the hands of time. It's the perfect location for your dream home built by Jenkins Custom Homes, with all the privacy you desire and all the space you might need in the future. Enjoy the freedom and privacy of the ranch lifestyle so close to everything Austin has to offer. Jenkins Custom Homes can work with you to design and build the perfect home for you to bring your vision of the ideal ranch estate to life. Horse lovers will appreciate the opportunity to have horses right on their own property! Adjacent to a large conservation area, Preservation Ranch is beautifully located just off Highway 71 in Bee Cave, Texas, right where the Hill Country begins. | 15 MINUTES FROM THE HILL COUNTRY GALLERIA | 36 MINUTES FROM DOWNTOWN AUSTIN | 27 MINUTES FROM LAKE TRAVIS | 19 MINUTES FROM



BARTON CREEK HABITAT PRESERVE | 14  
MINUTES FROM WINERIES, BREWERIES  
AND MORE IN DRIPPING SPRINGS | 35  
MINUTES FROM BOUTIQUES AND ART  
GALLERIES IN WIMBERLEY | 11 MINUTES  
FROM BEE CAVE ELEMENTARY SCHOOL |  
16 MINUTES FROM LAKE TRAVIS HIGH  
SCHOOL | 15 MINUTES FROM NEW  
MIDDLE SCHOOL (COMING SOON) | 16  
MINUTES FROM LAKEWAY HOSPITAL

Built in 2021

### Essential Information

MLS® #	7497119
Price	\$6,750,000
Bedrooms	6
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	7,500
Acres	20.27
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	25 Moreh Pass
Area	LS
Subdivision	Preservation Ranch
City	Austin
County	Travis
State	TX
Zip Code	78738

### Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Phone Available, Water Available
Features	Equestrian Community, Fishing, Internet Access, See Remarks

Parking	See Remarks
Garage Spaces	4
View	Hills, Panoramic
Waterfront	Pond, Stream
Has Pool	Yes

### **Interior**

Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, ENERGY STAR Qualified Appliances, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Cooler
Heating	Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	See Remarks
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	See Remarks
Lot Description	Many Trees, Views
Roof	See Remarks
Construction	Stone, Spray Foam Insulation
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis

### **Additional Information**

Date Listed	May 12th, 2021
Days on Market	83

Property Listed by: Compass RE Texas, LLC  
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