

# PRIVATE TRI-LEVEL GEODOME NEAR LAKE TRAVIS 8125 JOY ROAD LEANDER, TEXAS 78641



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# Onward

REAL ESTATE TEAM  
at Keller Williams

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Unveiling a magnificent estate perched on 0.4566 acres of lush greenery and walkable lake access at Joy Drive in Leander, Texas, this property is a rare gem that offers the perfect balance between seclusion and convenience. This home boasts an impressive lot size of 19,889.496 SF and a building size of 3,524 SF.

Furthermore, the absence of HOA fees ensures complete freedom to enjoy your private oasis as you please. Step inside to discover four full bedrooms plus a private sleeping area - ample space for family or guests to relax in comfort. Three full baths equipped with three stand-up showers ensure everyone's needs are met without any hassle.

Moreover, the observation tower loft library steals the show with its breathtaking panoramic views from every angle - the perfect spot to unwind after a long day while soaking up nature's beauty. Step outside onto the wraparound deck for some fresh air or bask in natural light streaming through large windows.

Two full kitchens make hosting gatherings effortless while providing plenty of storage options for all your culinary essentials. A double garage adds extra convenience while transforming into duplex living quarters if desired. Located in Leander which is just thirty minutes away from downtown Austin, this stunning property offers easy access to city amenities without compromising on privacy and tranquility.

# ABOUT LEANDER, TEXAS

## City Overview

Leander, on U.S. Highway 183 in southwestern Williamson County at the intersection of Ranch to Market Road 2243 and US Route 183 about 22 miles northwest of Austin, was established in 1882 after the Austin and Northwestern Railroad bypassed Bagdad, a mile to the west. This town would be called Leander, named after railroad company official and former Austin mayor the Honorable Leander Brown.

Leander has a 2023 population of 81,371. Leander is currently growing at a rate of 10.1% annually and its population has increased by 33.47% since the most recent census, which recorded a population of 60,965 in 2020.

The city of Leander is situated within a relatively short drive of most of the major cities of Texas: 174 mi north to Fort Worth, 179 mi north-northeast to Dallas, 26 mi south-southeast to Austin, and 188 mi southeast to Houston.

## HISTORY AT A GLANCE:

Prior to being Leander, the town was located one mile west and was officially named Bagdad in 1855. The town was named after an early settler's hometown, Bagdad, Tennessee. In 1881 the Austin and Northwest Railroad began construction of a new rail line that would connect Austin to Abilene.

## HISTORICAL LANDMARKS:

History in Leander is alive and well, historic homes, churches, and markers – these sites tell the story of settlers in the Texas Hill Country. These historical landmarks include the Bagdad Cemetery, Pickle-Mason House, Leander Presbyterian Church, and Leander United Methodist Church

## PARKS & RECREATIONAL:

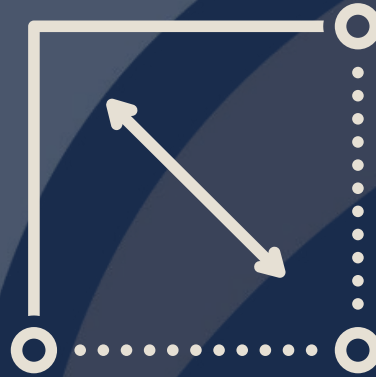
Leander's newest and largest City park, Lakewood Park is just minutes north of Cedar Park, this beautiful lakeside park offers many pristine amenities to enjoy any time of year. In 2015, with support from Texas Parks and Wildlife and the Williamson County Park Foundation, the City of Leander acquired 125 acres for the development of Lakewood Park.

# PROPERTY OVERVIEW

## CALL FOR PRICING

### Highlights:

- Lot Size: 0.4566 Acres (19,889.496 SF)
- Building Size: 3,524 SF
- School District: Leander ISD
  - Near Lake Travis ISD & Lago Vista ISD
- Walkable Lake Access
- No HOA Fees
- 4 Full Bedrooms, and a Private Sleeping Area
- 3 Full Baths with 3 Stand-Up Showers
- Observation Tower Loft Library with 360° Views
- Wraparound Deck
- 2 Full Kitchens
- Double Garage
- Duplex Transformable
- 30 Minutes from Downtown Austin
- 2022 Proposed Taxes: \$13,493.80 (Please Verify)



**LOT SIZE**  
0.4566 Acres  
(19,889.496 SF)



**FRONTAGE**  
Sharon Road: ± 40'



**SCHOOL DISTRICT**  
Leander ISD



**DEMOGRAPHICS**  
1 Mile Radius: 1,041 Residents  
5 Mile Radius: 25,952 Residents  
10 Mile Radius: 223,530 Residents



**UTILITIES**  
City Water  
City Sewer



**TRAFFIC COUNTS**  
West Drive: > 200 VPD



# PROPERTY PHOTOS



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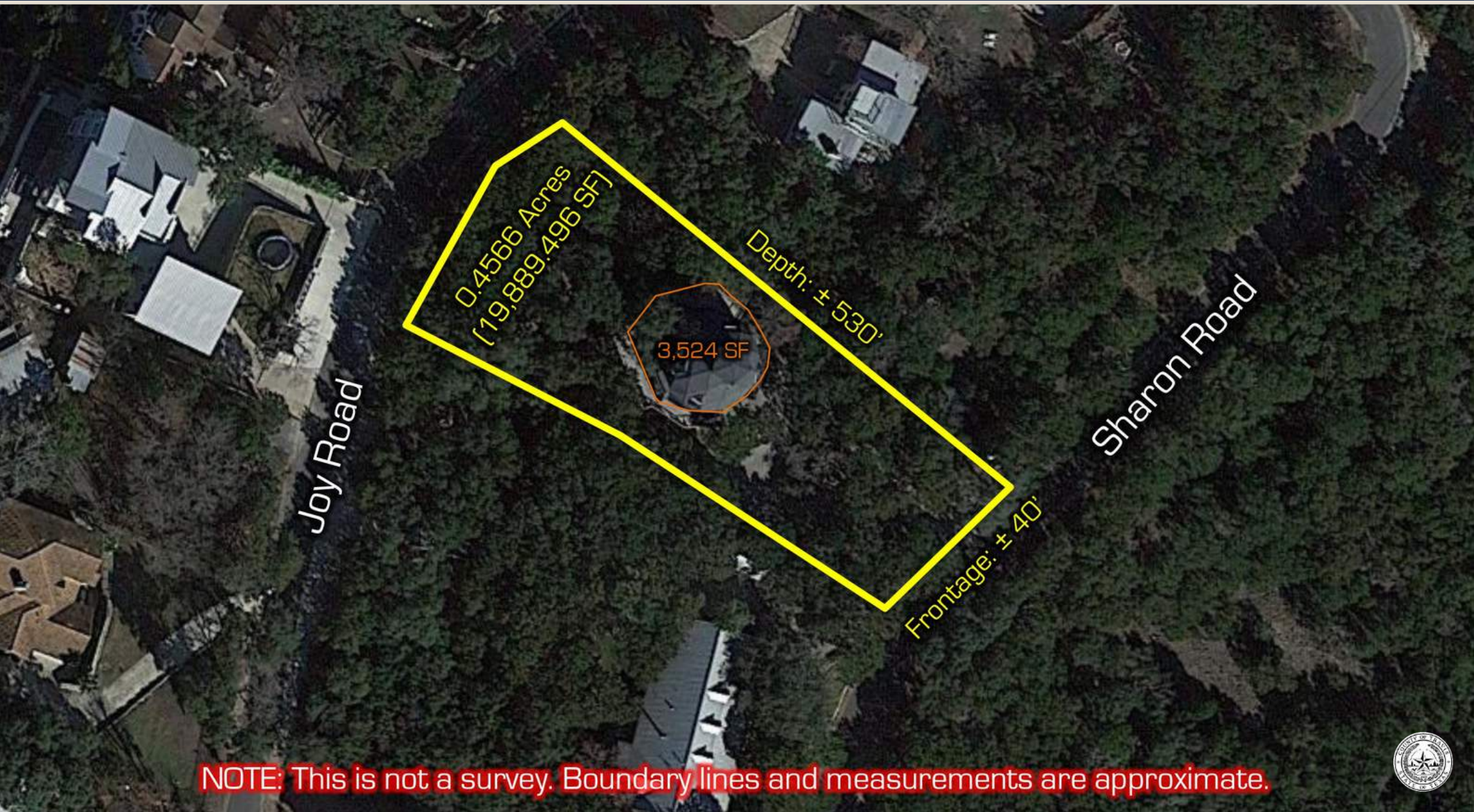
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# PROPERTY BOUNDARY



**NOTE: This is not a survey. Boundary lines and measurements are approximate.**



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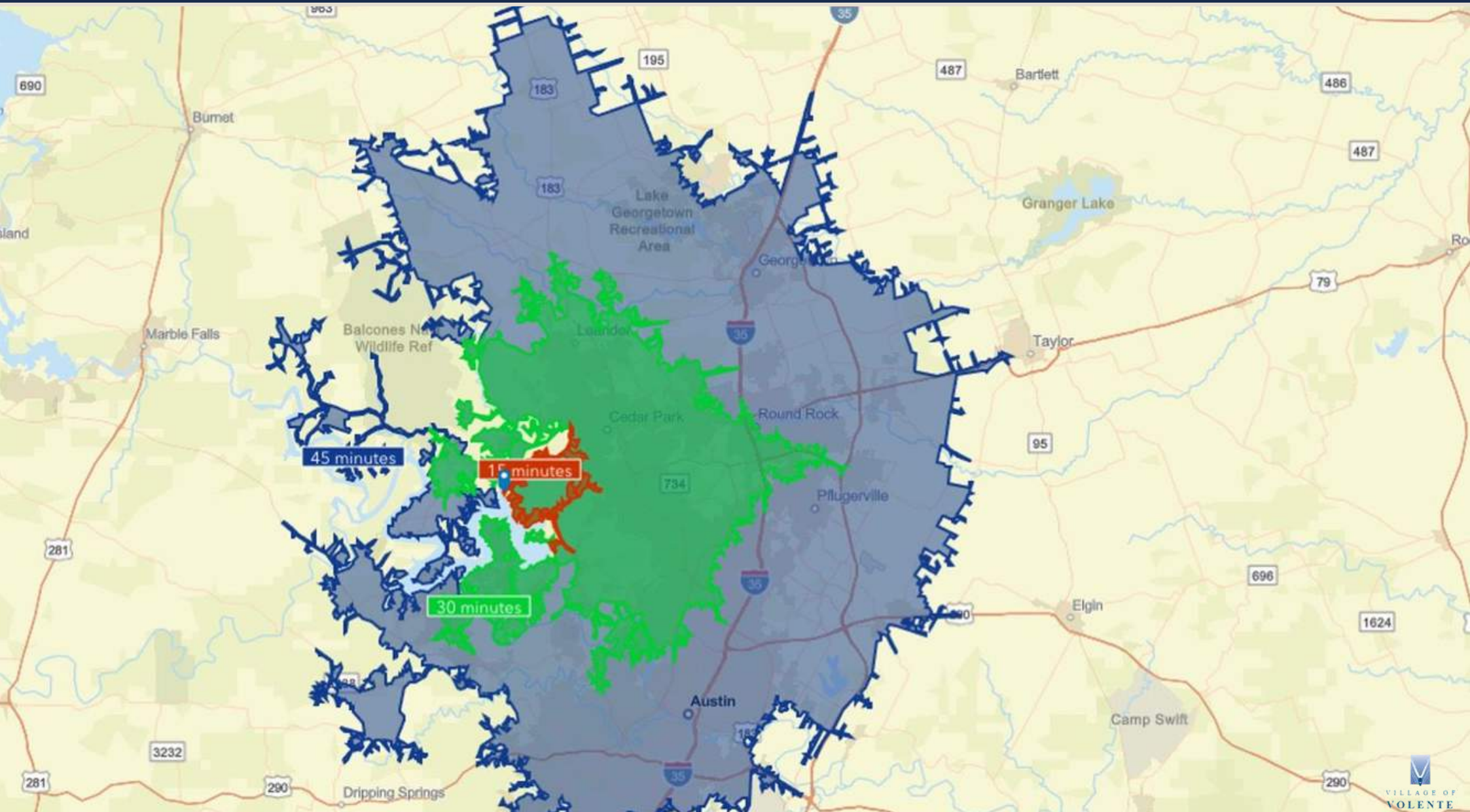
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# DRIVE TIME DISTANCE MAP



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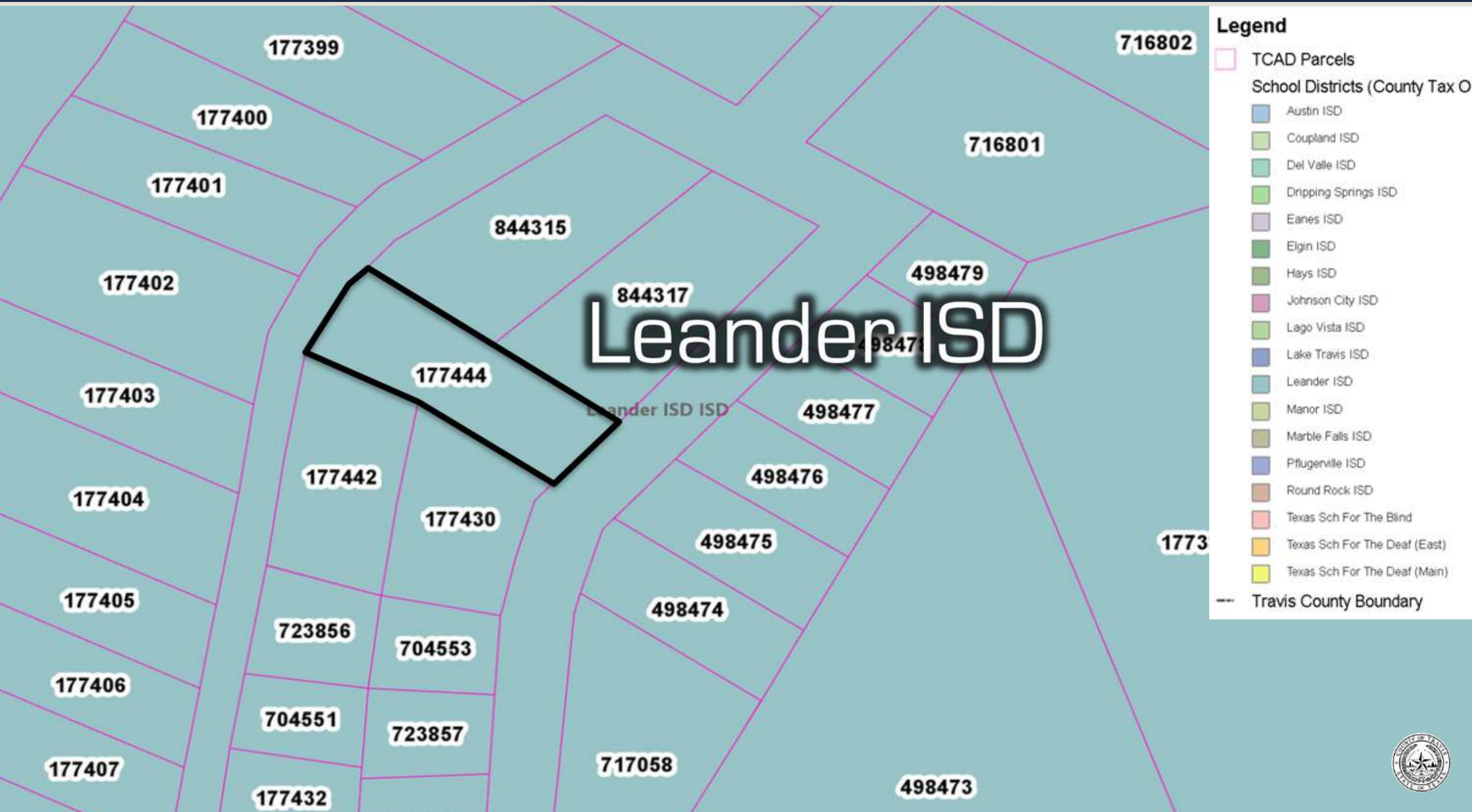
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# SCHOOL DISTRICT MAP



**Leander ISD**

- Legend**
- TCAD Parcels
  - School Districts (County Tax O
    - Austin ISD
    - Coupland ISD
    - Del Valle ISD
    - Dripping Springs ISD
    - Eanes ISD
    - Elgin ISD
    - Hays ISD
    - Johnson City ISD
    - Lago Vista ISD
    - Lake Travis ISD
    - Leander ISD
    - Manor ISD
    - Marble Falls ISD
    - Pflugerville ISD
    - Round Rock ISD
    - Texas Sch For The Blind
    - Texas Sch For The Deaf (East)
    - Texas Sch For The Deaf (Main)
  - Travis County Boundary



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# FEMA FLOOD MAP



Not In  
FEMA Flood Zone



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction on honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction on impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specially authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information on that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation on agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information on purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<u>Al Rincon</u>	<u>525285</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Kerri Humble</u>	<u>693930</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Brad Harrell</u>	<u>363789</u>	<u>brad@OnwardRET.com</u>	<u>254.870.9769</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date