

216 Vista Lane

GABRIEL'S GROVE · GEORGETOWN, TEXAS

$2,499,999

CARNLEY PROPERTIES

UNLOCK YOUR FUTURE

Clayton Carnley · 512-627-4956 · TREC #622170

The Estate

PROPERTY OVERVIEW

6	4 Full · 2 Half	7,195	1.631	2012	4
BEDROOMS	BATHS	SQ FT*	ACRES*	BUILT*	CAR GARAGE

Behind the gates of Gabriel's Grove, 216 Vista Lane is a private estate on 1.631 acres with about 7,195 sq ft of refined living. A sweeping iron staircase greets you in the grand foyer, opening to a living room crowned by a vaulted, timber-beamed ceiling and a brick fireplace. The chef's kitchen is made for entertaining, with an oversized island, stone surfaces, a built-in refrigerator, a custom hood and a butler's pantry. The primary retreat offers a spa-style bath with a freestanding soaking tub, a walk-in shower and dual vanities. Six bedrooms include two on the main level. Upstairs, a game room, a private theater, a study and a fitness room deliver every amenity at home. Outdoors, the resort-style backyard features a pool with raised spa, a covered patio, an outdoor kitchen, a fire pit, mature trees and manicured grounds. A circular drive with a porte-cochère, a 4-car garage and a 2023 roof complete this exceptional Georgetown offering.

RECORD DETAILS

Property ID	R476311
Account	R-20-4450-0101-0035
Legal	S9192 Gabriels Grove Sec 1, Lot 34-35, 1.631 ac
Living area	7,195 sq ft (3,539 main / 3,656 second)
Lot	71,046 sq ft / 1.631 ac

IMPROVEMENTS (WCAD)

Year built	2012, slab foundation
Garage	678 + 746 sq ft
Porches	approx. 1,428 sq ft open porch
Pool	Concrete pool, 2014 (639 sq ft)
Other	Outdoor kitchen, balcony, fireplace

**Williamson Central Appraisal District, Property ID R476311 (2026). Bath count per prior MLS. Information deemed reliable but not guaranteed; buyer to verify.*

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Room by Room

FEATURES

MAIN LEVEL

- **Grand foyer** with sweeping iron staircase and arched entry
- **Living room** with vaulted, timber-beamed ceiling, brick fireplace and built-ins
- **Chef's kitchen** with oversized island seating, stone surfaces, built-in refrigerator, custom hood
- **Butler's pantry**
- **Primary retreat** with spa-style bath: freestanding soaking tub, walk-in shower, dual vanities
- Second main-level bedroom
- Mudroom bench with brick accent wall

UPSTAIRS

- **Game room** with bar seating
- **Private theater** with tiered recliners
- **Study** and **fitness room**
- Four bedrooms, two Jack-and-Jill baths

OUTDOORS

- Resort-style pool with raised spa
- Covered patio with outdoor living area and ceiling fans
- Outdoor kitchen with built-in grill and beverage refrigerator
- Alfresco dining
- Fire pit
- Fenced backyard, mature trees, manicured grounds
- Circular drive, porte-cochère arch, 4-car garage
- Expansive lawn; basketball goal at the garage drive
- Roof replaced 2023



Kitchen & Family Room



Pool & Spa



Covered Patio

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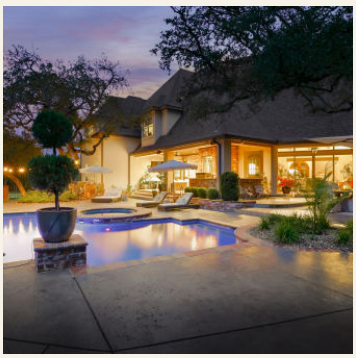
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Gallery


Arrival

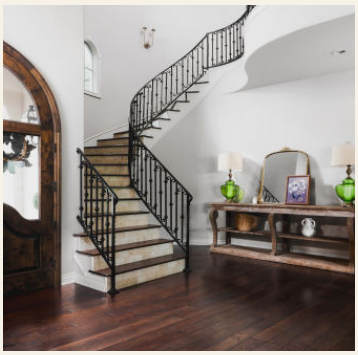

Exterior


Grounds


Pool at Twilight

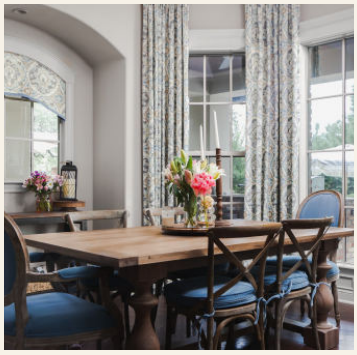

Pool Deck


Pool & Spa


Foyer


Living


Kitchen

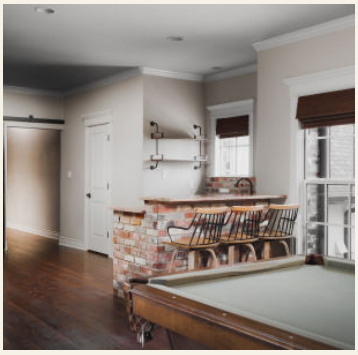

Breakfast


Dining


Primary Bath


Bedroom


Bedroom


Game Room


Theater

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Schools & Area

GEORGETOWN ISD

ASSIGNED SCHOOLS

Elementary	Jo Ann Ford Elementary
Middle	Douglas Benold Middle
High	Georgetown High School

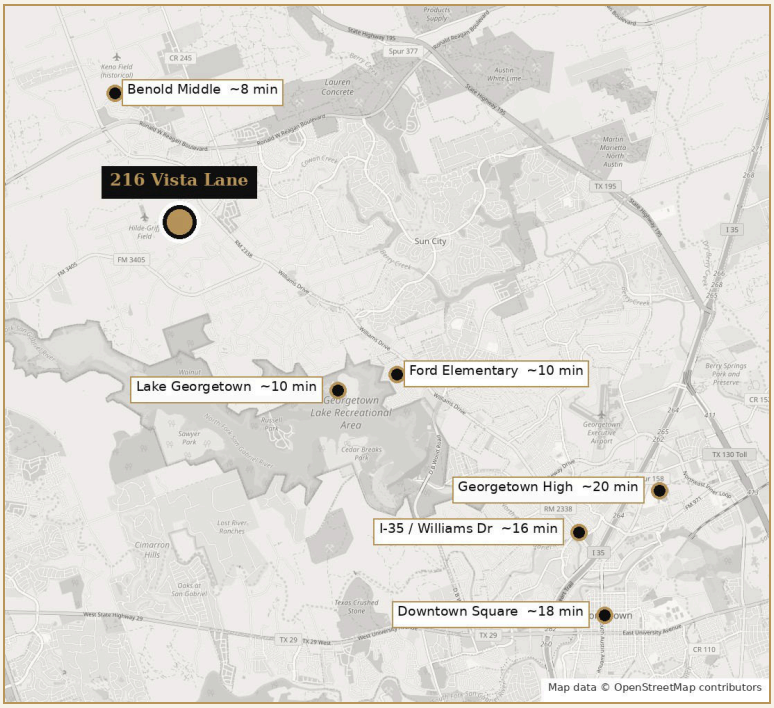
Per prior MLS listings and GreatSchools. Confirm with the GISD attendance-zone locator; zones may change.

APPROX. DRIVE TIMES

Downtown Georgetown Square	~18 min (9.3 mi)
I-35 at Williams Dr	~16 min (8.4 mi)
Lake Georgetown (Jim Hogg Park)	~10 min (4.5 mi)
Jo Ann Ford Elementary	~10 min (4.7 mi)
Benold Middle School	~8 min (3.6 mi)
Georgetown High School	~20 min (9.9 mi)

Approximate, without traffic (OSRM routing on OpenStreetMap data). Actual times vary.

LOCATION



Map data © OpenStreetMap contributors.

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HOA & Taxes

2026 APPRAISAL (WCAD)

Improvements	$1,864,226
Land	$277,500
Market / Assessed	$2,141,726
2025 Assessed	$2,156,043

TAXING ENTITIES

- Williamson County
- Williamson Co. FM/RD
- Williamson County ESD #8
- Georgetown ISD

Current owner exemption: Homestead. Exemptions do not transfer to a buyer. [2026 tax rates & estimated taxes — to confirm]

HOA

Association	Gabriel's Grove [name to confirm]
Dues	[$850/yr per prior listing — confirm]
Gated	Yes

SHOWINGS

- By appointment with Clayton Carnley
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