

Lot 7 Morning Dew Dr.
Lot 7 Morning Dew Dr.
Round Mountain, TX 78663

\$260,000
3.380± Acres
Blanco County



**Lot 7 Morning Dew Dr.
Round Mountain, TX / Blanco County**

SUMMARY

Address

Lot 7 Morning Dew Dr.

City, State Zip

Round Mountain, TX 78663

County

Blanco County

Type

Lot

Latitude / Longitude

30.459672 / -98.325717

Acreage

3.380

Price

\$260,000

Property Website

<https://kwland.com/property/lot-7-morning-dew-dr-blanco-texas/81530/>



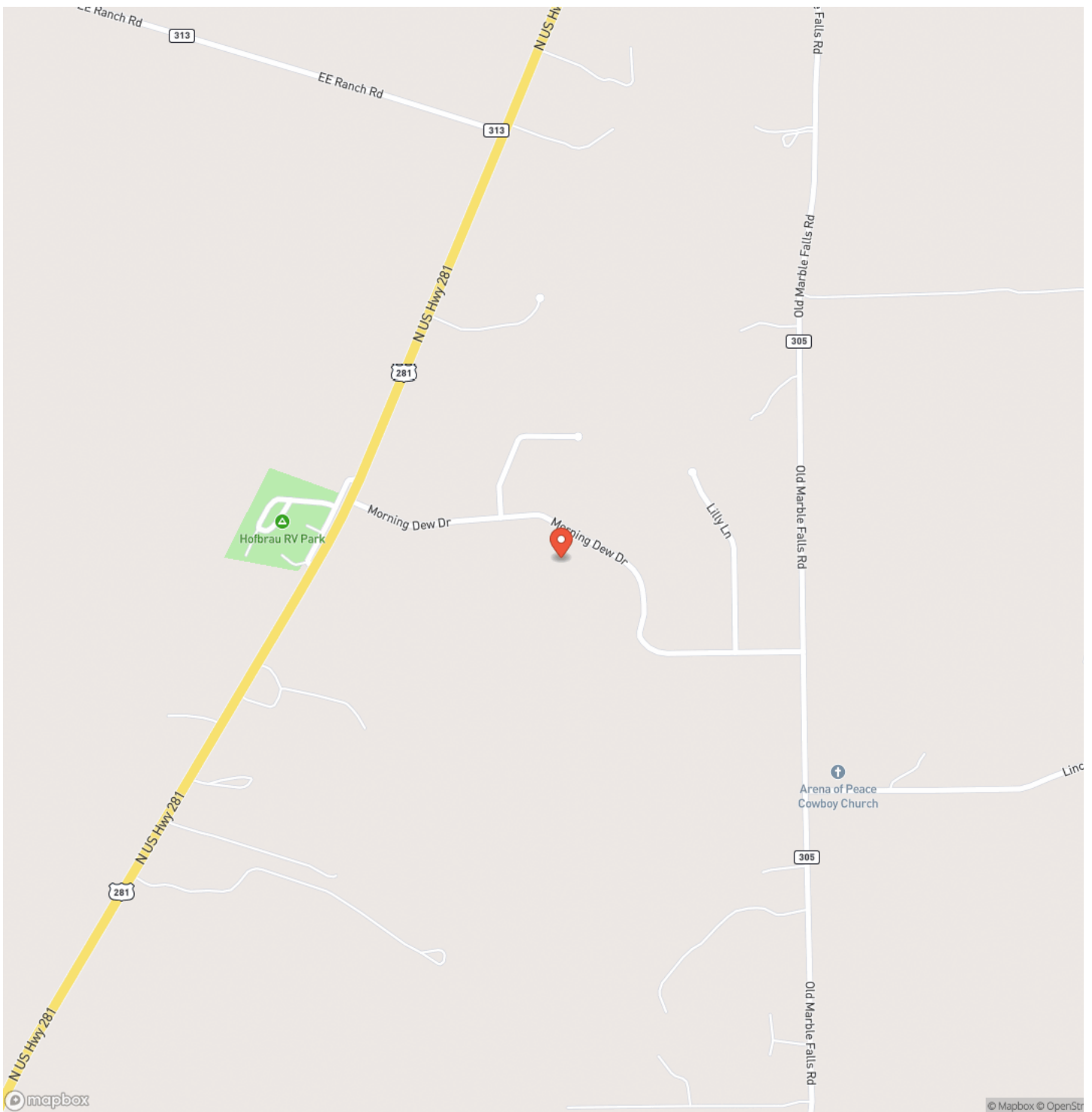
PROPERTY DESCRIPTION

Discover the best of Texas Hill Country living with Lot 7 in Trinity Oaks Preserve. This 3.38-acre homesite is in one of the premier gated communities in Round Mountain. This exterior lot features level building sites, rich soil, abundant tree cover, and a natural landscape filled with native grasses and seasonal wildflowers, offering an ideal setting for your dream home. Located within a Designated Dark Sky Community, Trinity Oaks is perfect for those who value privacy, convenience, and a deep connection to nature. Residents enjoy two secured entrances—a luxury gated entrance with a privacy wall on Hwy 281 and a secondary gated entrance on Old Marble Falls Road, both with remote access for peace of mind. Community amenities at Trinity Oaks include a BBQ pavilion with a restroom, perfect for outdoor gatherings, as well as a community organic garden where residents can grow their own produce. Families will enjoy the natural playground featuring charming treehouses, while the wildflower seeding program enhances the landscape with vibrant, seasonal blooms throughout the year. Additionally, underground utilities and a community water well, make building on your lot a breeze. With easy access to Marble Falls, Johnson City, and Horseshoe Bay, you're just a short drive from dining, shopping, and outdoor recreation, including lakes, wineries, and hiking trails. Trinity Oaks blends Hill Country tranquility with modern luxury, and Lot 7 is your opportunity to build something truly special.

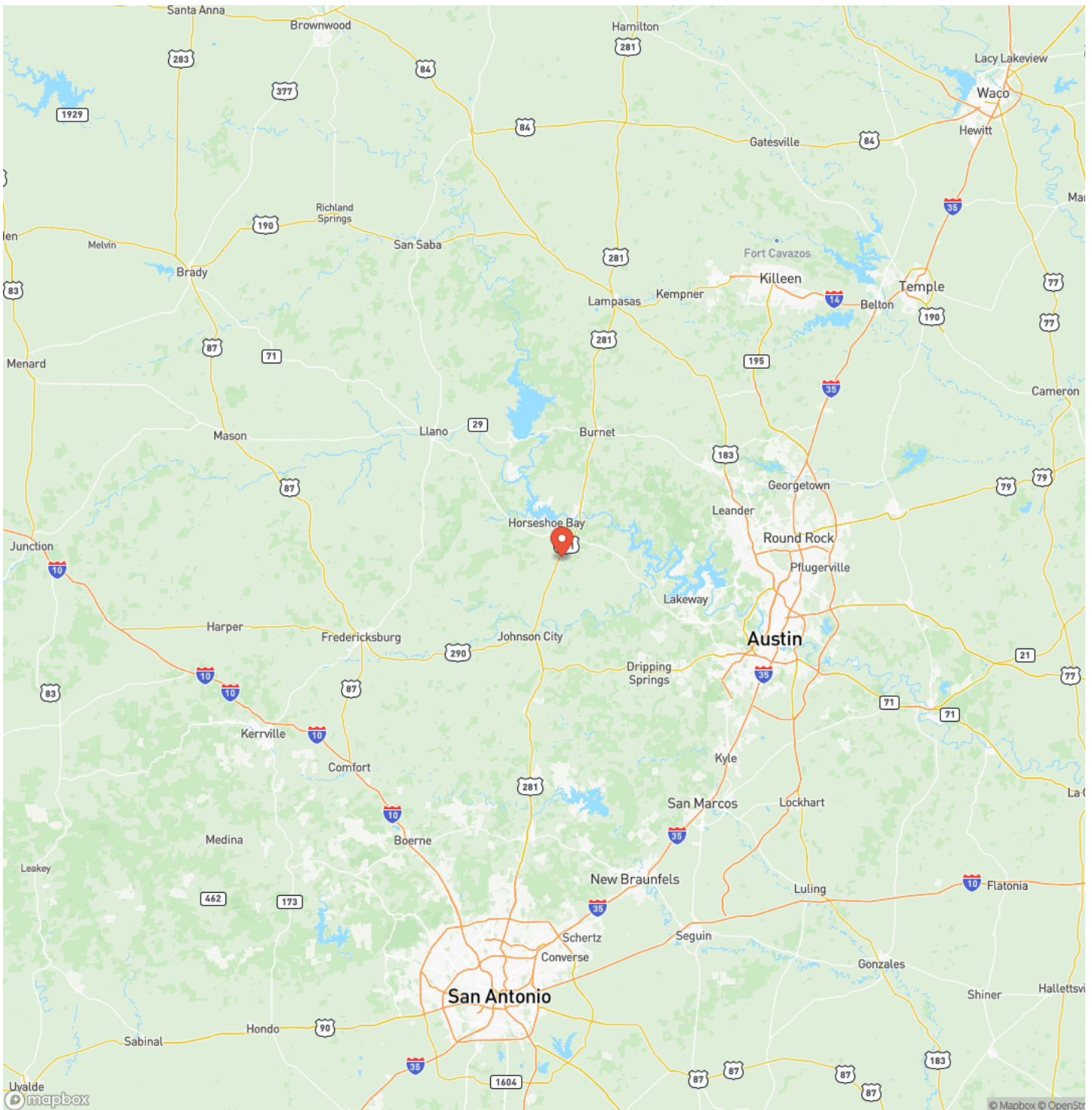
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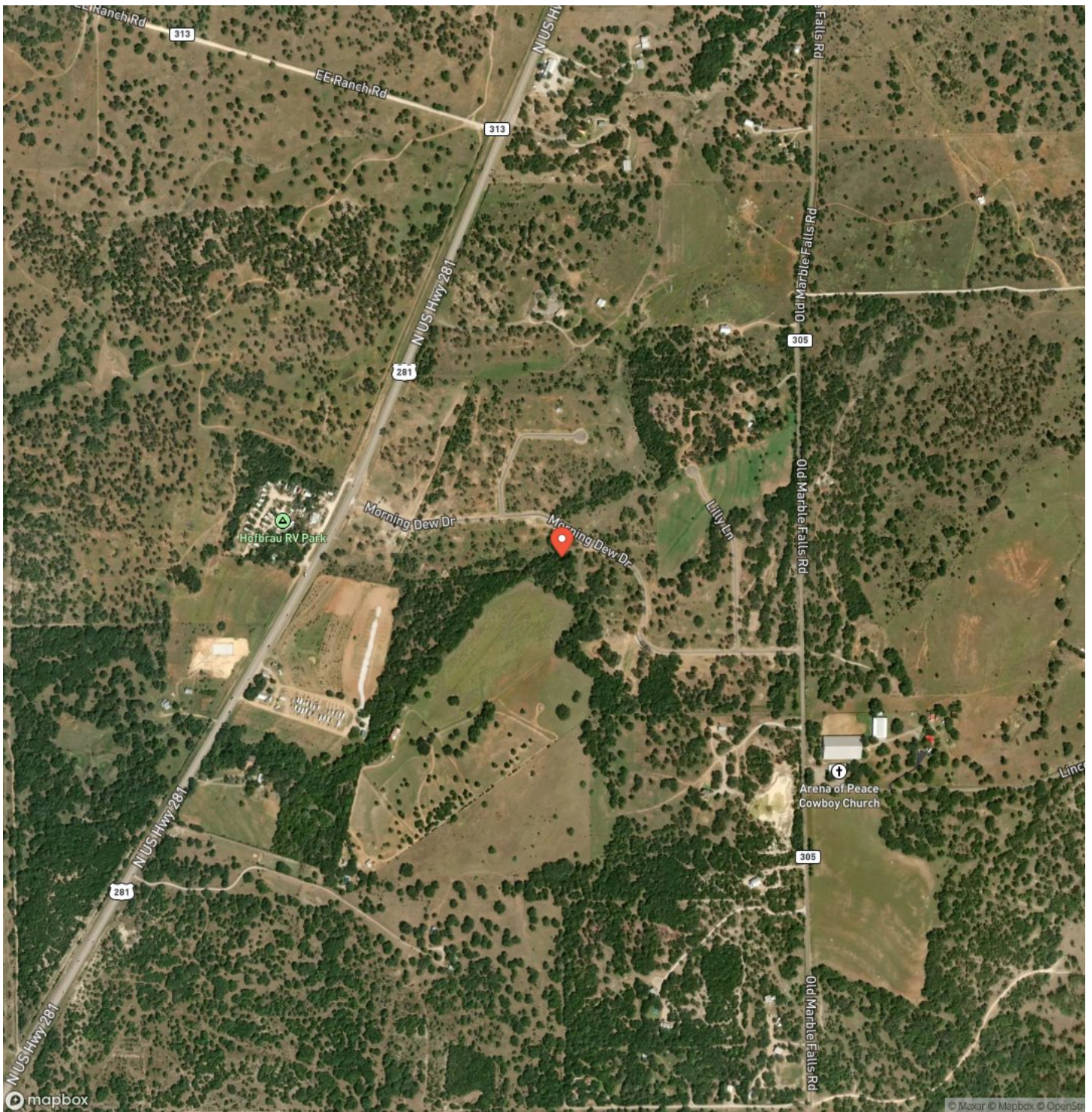
Locator Map



Locator Map



Satellite Map



**Lot 7 Morning Dew Dr.
Round Mountain, TX / Blanco County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Grant Bohls

Mobile

(512) 947-5753

Email

grant@gowestpole.com

Address

1801 South Mo-Pac Expressway, Suite 100

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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