

COMING SOON TO MLS

209 Green Leaf

CIMARRON HILLS • GEORGETOWN, TEXAS

AVAILABILITY

Private Showings

3,802

SQ FT

0.81

ACRE DOUBLE LOT

3

BEDROOMS

3.5

BATHS

2002

YEAR BUILT

106,907GEORGETOWN 2025
POP.**+58.5%**GROWTH SINCE
2020**27 mi**

NORTH OF AUSTIN

INVESTMENT HIGHLIGHTS

- Single-story luxury estate set on a rare **double lot** within guard-gated Cimarron Hills
- Resort-style outdoor living: pool & spa, covered terrace and a built-in outdoor kitchen
- Mature, professionally designed gardens with meandering paths beneath magnificent oaks
- Exposed-beam great room, handsome private study and three en-suite bedrooms
- Jack Nicklaus Signature golf community — award-winning 7,302-yard course
- Clubhouse, spa, renovated fitness center, tennis, pickleball and an active social calendar

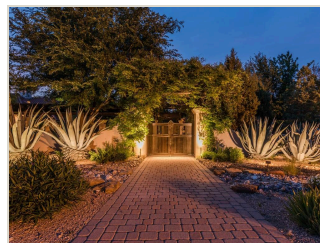
LOCATION & MARKET

Set within Cimarron Hills, one of Georgetown's premier guard-gated golf communities, 209 Green Leaf offers a rare combination of single-story living, established gardens and resort-style outdoor spaces on a double-lot setting.

Georgetown is one of the fastest-growing cities in the United States — an estimated 2025 population of roughly 106,907, up more than 58% since 2020 — while retaining the character of its celebrated historic downtown Square, 27 miles north of Austin.

OFFERING SUMMARY

Property Type	Luxury Residential
Community	Cimarron Hills (Guard-Gated)
Living Area	3,802 SF
Lot	0.81 AC — Double Lot
Bed / Bath	3 BD / 3.5 BA
Year Built	2002
Golf	Jack Nicklaus Signature
HOA	\$160 / mo (excl. club dues)
Status	Coming Soon to MLS



EXPOSED-BEAM GREAT ROOM & GOURMET KITCHEN

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