

2201 Bobtail Pass

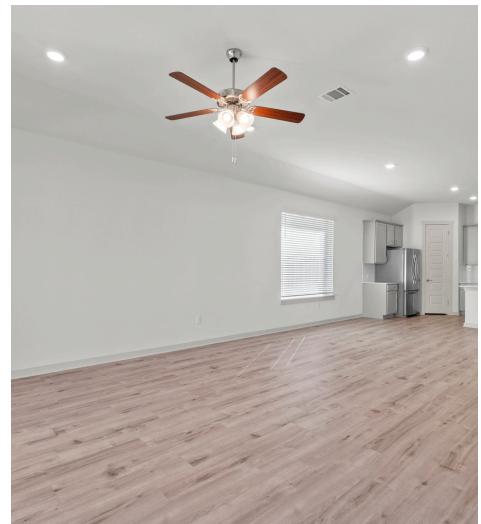
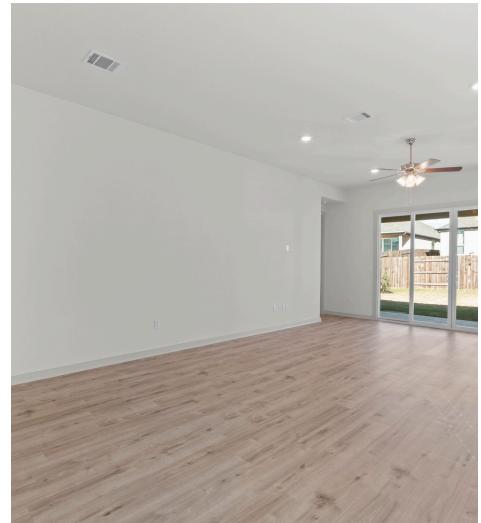
Leander, TX 78641



See online or with your mobile device:

<https://2201bobtailpass.mls.tours>





**TWIST
TOURS**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

2201 Bobtail Pass, Leander, TX 78641
Gross Living Area: 1785 sq. ft.

Level 1



Space	Area (sq. ft.)	Calculation
1st floor (Living area)	1785	$(-0.218 \times 218.0) + (76.7 \times 194.4) + (218.5 \times 422.6) + (159.4 \times 159.4) + (423.6 \times 423.6) + (150.4 \times 622.3) + (423.6 \times 212.6) + (628.6 \times 628.6) + (216.2 \times 212.6) + (628.3 \times 76.7) + (126.1 \times 159.4) + (126.1 \times 622.3) + (126.1 \times 212.6) + (126.1 \times 76.7) + (13.3 \times 159.4) + (13.3 \times 423.6) + (13.3 \times 622.3) + (13.3 \times 212.6) + (13.3 \times 76.7) + (13.3 \times 126.1) + (13.3 \times 126.1) + (13.3 \times 13.3) = 105,020.094$
COVERED PATIO (Non-hab. area)	116	$(-0.218 \times 42.6) + (76.7 \times 194.6) + (422.6 \times 218.5) + (159.4 \times 159.4) + (418.5 \times 218.5) + (159.4 \times 76.7) + (218.5 \times 76.7) + (57.2 \times 57.2) + (57.2 \times 13.3) = 20,099.4$



Shelly Kelly
Realtor
 512-567-5955
 shelly@shellykelly.com



© 2026 331 Enterprises, LLC. All rights reserved. This floor plan is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own sources.

