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## Adobe Bluffs

Alpine, Texas



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# Adobe Bluffs

*-23 Acres with Custom Adobe Home*

*-37 Wagon Road, Alpine, Texas*

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## Location

Adobe Bluffs is a unique custom home on Wagon Road in the Sunny Glen community of Alpine. This 2305 square foot adobe home was designed by renowned designer and homebuilder Steve Belardo. The home is nestled near scenic bluffs and with the barn, pens, and planned arena is the perfect setting for a quiet life with horses. The town of Alpine, with its many shopping and entertainment venues, as well as Sul Ross State University, is just a few minutes away.

## Acreage

23 acres near Alpine, Texas

## Improvement Description

### The Home

This custom 2 bedroom/2 bath 2,305 sq/ft home was built in 1995 in the typical Steve Belardo adobe style. It features two fireplaces indoors, one a kiva-style in the kitchen/dining room, the other with more traditional design located in the living room, as well as another kiva fireplace in the outdoor living area. Radiant heated floors provide winter comfort throughout, while a two-zone air conditioning system offers effective summer cooling. A beautifully-landscaped front patio area puts a welcoming face on this beautiful home, which is enhanced by a private back patio for entertaining and outdoor cooking.

Native plants and stone terraces make these outdoor living spaces the perfect spots from which to enjoy the views of the nearby bluffs or the stunning night skies.

Beautiful arched doorways grace a comfortable dining room, as well as two living room spaces. Practical features include two separate on-demand water heaters serving the home. Custom design features and rustic touches grace each room. The wall interior finishes are amazing, as is as the quality of craftsmanship throughout.

### Shop and Barn

A three-stall barn with pens and a horse shower/washrack was constructed in 2004 and includes a very functional shop area with electricity, as well as water, which is provided via a 2500 gallon storage tank.

Construction was started on a dressage arena and the caliche pad is in place with electricity and ready for finishing.

## Property Description

The 23 acres that surround the improvements are a combination of beautiful open meadows, numerous trees, and views of the hills and rocky outcrops. The property is fully fenced with electric privacy gate. Nearby, native Whitetail and Mule Deer abound along with a great diversity of song birds, hummingbirds and raptors.

The well-maintained roads leading to the property provide convenience and easy accessibility. Not obvious from the property is the proximity to the city of Alpine, the Gateway to the Big Bend Region, one of the Nation's true gems of geologic and natural beauty.

Alpine itself offers Big Bend Regional Medical center and most of the amenities of daily life. Located within 30 miles are the towns of Fort Davis, Marfa, and Marathon with their very unique offerings of history, the arts, outstanding dining venues, as well as festivals and cultural events.

## Price

\$565,000

## Contact

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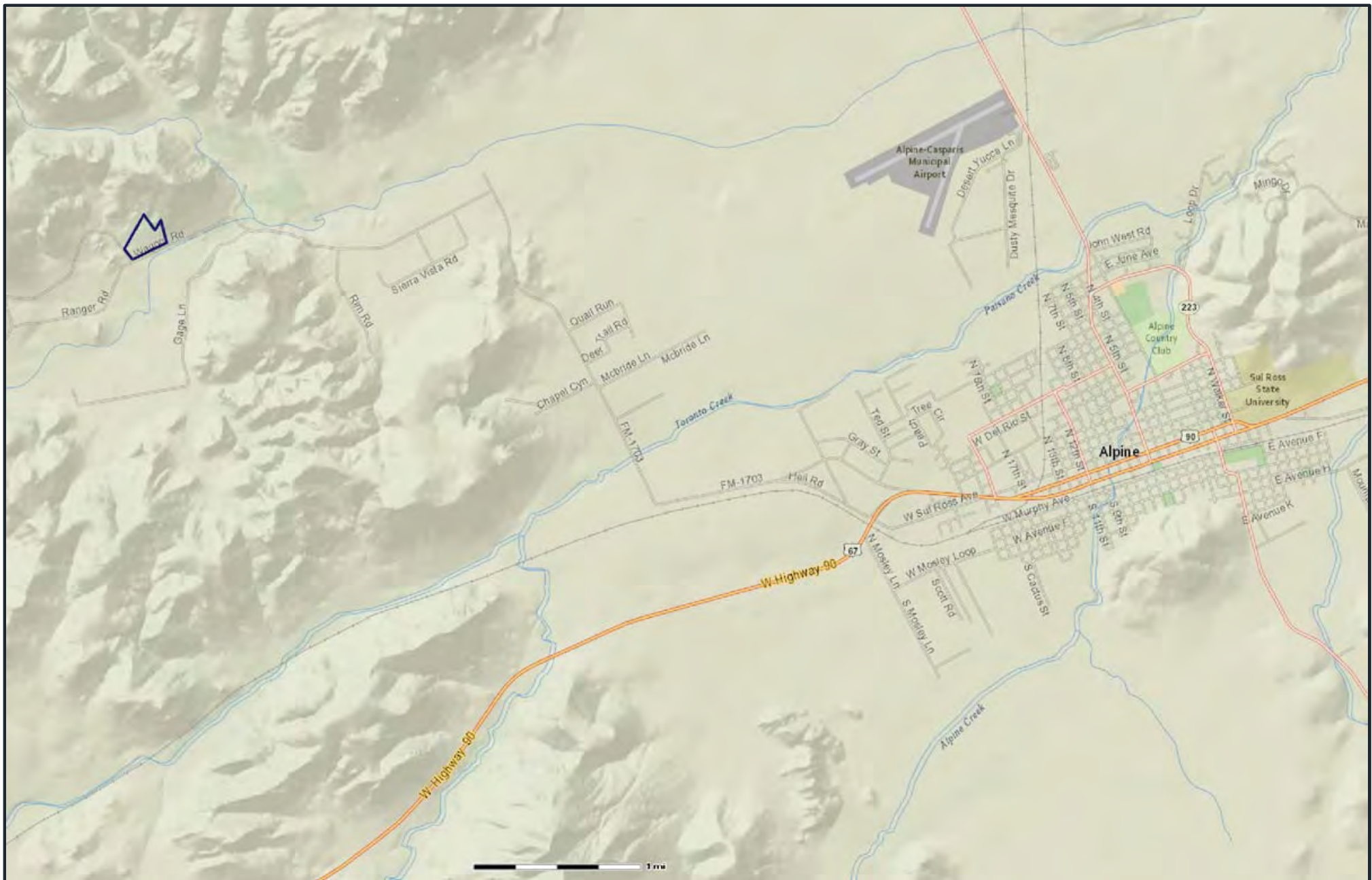
## Disclaimer

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37 Wagon Road

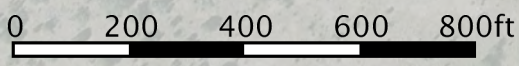
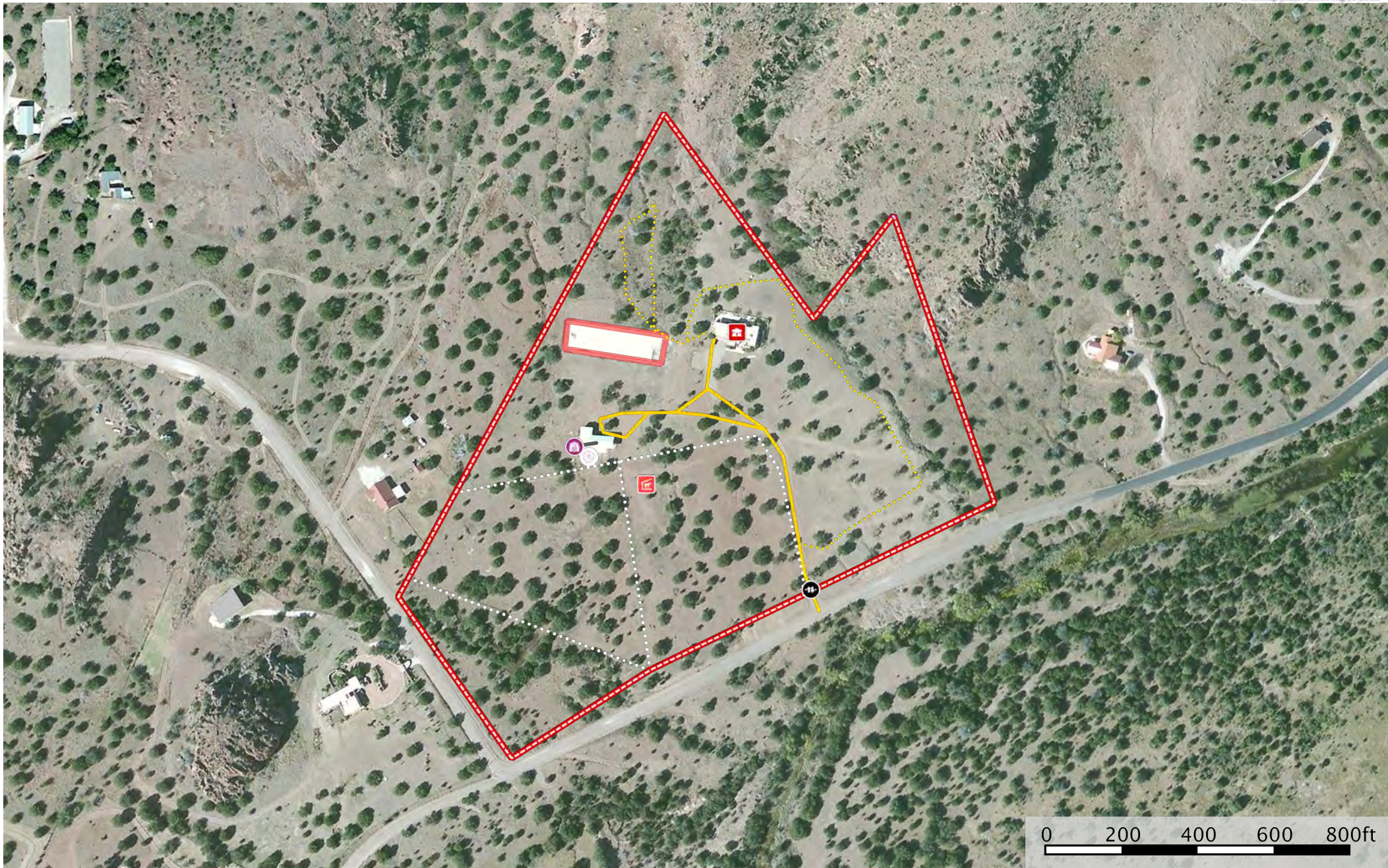
# Adobe Bluffs

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 This map IS NOT suitable for navigational purposes and does not purport to depict or establish boundaries between private and public land.

Printed: Dec 22, 2015







- Road / Trail
- Boundary
- Fence
- Primary Road
- Boundary
- Main House
- Horse Stall
- Barn
- Trough
- Gate





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