



BOWNDS™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'



MADRONE OVERLOOK

42.21± ACRES • UTOPIA, TX • BANDERA CO.
\$649,000

CUSTOM 3/2 HOME
WITH OUTDOOR
LIVING AND
PHENOMENAL VIEWS

LANDSCAPING

SECLUSION AND
SILENCE

VARIETY OF FREE
ROAMING WILDLIFE

HEALTHY
HARDWOODS



**BRANDON BOWNDS
BROKER**

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

EMAIL
info@bowndsrealtors.com

WEB
www.bowndsrealtors.com

ACREAGE

42.21± Improved Acres featuring a Custom Home and Phenomenal Views.
Secluded, yet easy access.

LOCATION

Utopia, Texas • Bandera County

ACCESS

Access the property off Paved County Road onto All Weather Caliche Road for a short distance. Enter property through Electric Gate Entrance and Caliche Driveway.

WATER

600± Ft. Water Well with 250± Ft. Water Level • Pump Set at 480± Ft. • 400± Gallon Concrete Water Trough.

TOPOGRAPHY

Combination of Hills • Lowlands • Cliffs • Overlooks • Home is built on Level Area providing a Grassy Front Yard and Offering a Phenomenal Overlook into a valley of Texas Hills from the Back Patio.

VEGETATION

Excellent tree coverage serving as a great source of privacy as well as vegetation for native free-roaming wildlife. Some trees include but are not limited to Madrone • Spanish Oak • Live Oak • Blue Oak • Mountain Laurel Texas Persimmon • Cedar.

WILDLIFE

Many species of free roaming wildlife and birdlife are attracted to this property some consisting of Whitetail Deer • Hog • Turkey

IMPROVEMENTS & HIGHLIGHTS

Custom Welded Entrance Equipped with Automatic Apollo Gate Opener System

Stone-Border Crushed Granite Walk Path to Custom Built 3/2 Home featuring Phenomenal Views and Quiet Outdoor Living • 2,715± Sq. Ft. Total Coverage

Front Yard Landscaping

Exterior features Hardie Siding with Chop Block Stone Accent Wainscot on Home and 6x6 Rough Cedar Posts



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Galvalume Double Lock Standing Seam Metal Roof

174± Sq. Ft. Stained Concrete Covered Front Porch perfect for a set of Rocking Chairs to sit and admire the nearby free-roaming wildlife

766± Sq. Ft. Stained Concrete "L"-Shaped Side/Rear Covered Patio complete with Built-In BBQ Area • Outdoor Shower • Fireplace with TV Mount above • Distributed Sound Outdoor • Ceiling Fans and Recess Lighting

1,775± Sq. Ft. Open Interior Living with Large Windows letting the view into your home without obstruction

Scored and Stained Concrete Floors

Great Room features Cathedral Ceilings • Fireplace with Distressed Mantel • Distributed Sound • Built-In Audio/Video Cabinet

Open Living/Kitchen/Dining Floor Plan Layout

Kitchen is highlighted with a Stone Face Bar Area • Kashmir White Granite Countertops • Arctic White Subway Tile Backsplash • Stainless Steel Appliances • Custom Painted Cabinetry • Large Pantry

Master Bedroom showcases Outstanding Views • Ensuite Master Bathroom complete with Water Closet accented with Bead Board Wainscot • Large 72"x42" Master Tub • 48"x48" Walk In Shower with Custom Frame Enclosure Walk-In Closet

Second Bathroom finished with Tile Countertop • 60"x30" Tub/Shower with Tile Surround

Large Utility Room complete with Counter Space and Cabinetry

Custom Home with Nice Flowing Layout • Quality Structure and Appearance

5 Ton • 14 Seer RUUD Central A/C and Heat System

500± Gallon Propane Tank

600± Ft. Well with Water Level at 250± Ft. • Pump Set at 480± Ft. • 1.5 HP 10± GPM Schaeffer Pump • 85± Gallon Challenger Pressure Tank



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Tankless Gas Water Heater

Water Softener System

Septic System

Electricity

Off the Rear Patio is a Natural Stone Bordered Pathway leading down to a lower level flat space with Fire Ring providing the perfect outdoor setting for Relaxation, Open Views and a Nice Fire

Excellent Property for Full-Time Living or a Great Recreational Get-Away complete with all the comforts of home

Hike • Hunt • Explore • Relax

PRICE

\$649,000

TERMS

Cash to Seller

Third Party Finance

CONTACT

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