



Falcon Ridge Ranch

33 Acres – Gillespie County

An absolutely stunning house on 33 gorgeous acres located in the high end Falcon Ridge Ranch. The custom Hill Country house built overlooking the lake below, offering tremendous views off the back porch to the Southeast. Allowing you to take full advantage of the prevailing breezes. As you walk into the front door of the house you are greeted by the large open living area with huge windows that allow you to enjoy the view and provides tremendous natural lighting. The living area has tall vaulted ceilings with wood beams, hardwood floors, and a large rock fireplace. Off of the living area is an amazing gourmet kitchen with Wolf and Subzero appliances, large island and beautiful granite counters. The large master suite offers huge his and her closets, large walk-in shower, oversized soaker tub, and dual vanities. Along with two additional bedrooms and bathrooms, the house has a nice formal office, large sewing room, and a large four car garage.

The land has a rolling terrain, and has been cleared of cedar, exposing the large hardwoods and lush native grass. There is a perimeter fence, along with cross fencing that has split the land into three different pastures for animals. Located at the back of Falcon Ridge Ranch, this place offers the upmost privacy and serenity.

Falcon Ridge Ranch is a gated ranch community in Gillespie County ideally located between Fredericksburg and Kerrville off the Hwy 16 corridor. There are many multi-million dollar properties throughout, and it is surrounded by large ranches.

House: 4,389+/- Sq Ft 3 Bedrooms 3.5 Bathrooms

- Gourmet Kitchen with double Wolf ovens, 5 burner gas Wolf range, Wolf microwave, and Subzero refrigerator & freezer. Large island with prep sink, granite countertops, rock backsplash, and knotty alder cabinets. Large 9'x9' pantry.
- Open living area with vaulted ceilings, large wood beams, wood floors, rock gas or wood burning fireplace, and built-in knotty alder entertainment center and bookshelves.
- 15'x14' office with built-in knotty alder bookshelves.
- Large bar with granite counters, sink, and separate wine & beer refrigerators.
- Master suite with large his and her closets, large soaker tub, walk-in shower, granite counters, and dual vanities.
- Both guest bedrooms have their own full baths and large walk-in closets.

- Along with the tall vaulted ceilings in the living area, the rest of the house has 10' ceilings in all the other rooms.
- All of the interior doors are solid wood 8' Amish doors made in Pennsylvania, and there is wood trim and accents throughout the house.
- Beautiful wood and tile floors hold up well to traffic and are great for reducing allergens.
- The house is lighted with beautiful high end light fixtures, and an abundance of natural light from the large windows.
- Large utility room with two closets and a utility sink.
- Nice 13'x11' foot room that is currently being used as a sewing room, but could be used for countless other things from another office to a TV room.
- Large four car garage with extra wide 10' insulated garage doors, large work bench, and a pegboard wall for tools.
- The attic has been floored for additional storage and is accessed by a permanent staircase.
- The roof has Solarboard insulation on the underside of it, providing great insulation in the both the summer and winter months.

House Exterior

- Large covered back porch with tongue and groove wood ceiling, bar with sink and fridge, gas connection for your grill, and flag stone floor.
- Metal Standing Seam Roof.
- Rock, stucco and hardi board exterior make for low maintenance.
- Beautifully landscaped with rock flour beds, a lot of trees, and large boulders.
- 1,000 gallon propane tank.
- Large water storage tank that has been rocked to look like the house.
- Over engineered concrete drive and asphalt road.

Live Water

- Beautiful deep rock bordered pond with a concrete and rock spill way.
- Lined with oilfield grade liner and back filled with dirt.
- It has two aerators that are on a solar panel to keep the vegetation down and to keep the water oxygenated for the fish.

Wells

- Two water wells.

Land

- The land has a rolling terrain with great views.
- It has been cleared of cedar, exposing the large hardwoods and lush native grass.
- There is a perimeter fence, along with cross fencing that has split the land into three different pastures for animals.
- Located at the back of Falcon Ridge Ranch, offering the upmost privacy and serenity.

All information is subject to change and not warranted or guaranteed by Reno Realty Group