



BOWNDS™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'



THE GOAT SHED

22± ACRES • MEDINA, TX • BANDERA CO.

\$1,675,000

ARCHITECTURALLY
REMARKABLE CUSTOM
BUILT HOME

FRONTAGE ALONG
BOTH SIDES OF
MAURA'S CREEK

FRONTAGE ALONG ONE
SIDE CAZEY CREEK

BEAUTIFUL OAKS

FIRST CLASS VALLEY
VIEWS

LARGE NEIGHBORS



BRANDON BOWNDS
BROKER

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ACREAGE

22± Acres To Be Surveyed with a Stunningly Remarkable and Uniquely Designed Custom Built Home and Extensive Frontage along Two Creeks

LOCATION

Medina, Texas • Bandera County

WATER

Extensive Frontage Both Sides Strong Flowing Maura's Creek

Frontage along One Side of Crystal Clear Cazey Creek

TOPOGRAPHY

Excellent Blend of Land Features. Hill Top Advantage to First Class Valley Views. Rugged Terrain and Limestone Terraces slope down to a Level Home Site located at the base of the Wooded Hillside. Gently rolling bottomland with fertile soils descend gradually down to Maura's Creek while another portion cantilevers over a steep Limestone Bluff overlooking Cazey Creek below.

VEGETATION

Xeriscaped Yard Areas Studded with Large Towering Live Oak that were preserved and integrated into the Home Site. Wooded Hillside Forested with Live Oak, Spanish Oak, Cedar and multitudinous Plant Life. Several species of trees display a vibrant array of beautiful colors during Fall Foliage while others provide as a valuable food source for Wildlife. Sycamore Trees and Aquatic Plant Life familiar to the Texas Hill Country River Region.

WILDLIFE

Free Roaming Native Wildlife including Whitetail, Turkey and Hog. A great deal of bird life is present throughout this area. The creekside is home to Amphibious creatures and Fish.

IMPROVEMENTS & HIGHLIGHTS

Maura's Creek is located along a portion of the Northern Boundary while Cazey Creek stretches along a portion of the Eastern boundary.

Swimming Holes, Wading Pools, Waterfall, Crystal Clear Waterfront

Extraordinary 6,522± Sq. Ft. Home with Additional 1,126± Sq. Ft. in Porches

3 Bedroom - 3.5 Bathroom Home with Master Suite, Mud/Utility Room, Kitchen/Great Room, Home Office, Guest Bedrooms/Study, Home Theatre, Oversized Recreation Complex, Craft Room/Workshop, Green House and 3 Car Climate Controlled Garage with Additional Covered Carport Parking

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Hill Top exposes the upmost beautiful views while the Wooded Hill Side shades the home. Bottomland and Creekside establish the perfect combination for Relaxation and Quality Time with Family and Friends.

The Backyard is studded with Shade Casting Oaks and filled with sounds of flowing water and wind rustling through the Hills.

The Extraordinary Home is composed of 5 Main "Sheds", each "shed" holding a Main Function of the Home. Surrounded by Hills.

Unique Exterior of the Entry Pergola is designed with Rafter Tails to look like Dragons symbolizing strength and protection.

A Large Pivot Door is an entry without comparison

Sleek Stained Concrete Flooring

Clerestory Windows bring in Natural Lighting and nearby Mountain Views

Stone Walls add warmth to the Modern Interior of the Home

The Great Room to Kitchen area hold key to some of the best views in the house, opening up to a 14' deep covered patio by a 24' wide sliding glass wall really bringing in the outdoors. Retractable Screens operated by remote control help keep insects out.

First Class Gorgeous Views Capture the Panorama of Two Long Valleys and Nearby Surrounding Hills.

The Master Bedroom showcases Cork Flooring, Large Walk-In Closet and Two 12' walls of sliding glass converging at a corner to visually and physically connect the room to the outdoors. The Glass Doors open up to a covered porch with exposed wood rafters, beams and an outdoor shower.

Sizable Laundry Room complete with plentiful counter space, sink and storage

Significantly Large Recreation Room is an Entertainer's Delight, inclusive with Wet Bar provides plenty of space for Game Tables, Fitness Equipment and Family / Friends.

Large Home Office and Bedrooms complete with their own Covered Patios

Theatre Room with Ambient Lighting

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Workshop / Craft Room with Built -In Storage

Green House

3-Car Heated and Cooled Enclosed Garage with additional Covered Carport Parking

Water, Money and Time Saving Crushed Granite Xeriscaping adds an Aesthetically-Pleasing Appearance to the Outside Space of the home while providing Low Maintenance and Natural Beauty.

Clear Night Skies studded with Countless Stars and Constellations

Hillside Blocks the Harsh West Sun

Tranquil and Relaxing Atmosphere

Water Storage Tank

Water Well

Electric

COMMENTS

A unique and special place. The architecture of the home embraces the land and it's beauty to the fullest. If you want something different, this is the place for you! This home definitely makes an impression. A true statement of creatively designed architecture in a setting with Large Neighboring Ranches make this a true rare find in the beautiful Texas Hill Country.

PRICE

\$1,675,000

TERMS

Cash to Seller

Third Party Finance

CONTACT

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