



ANDERS REALTY
— hometown —

429 Grape Creek Road

JOHNSON CITY, TX 78636

MAIN HOUSE | MASTER RETREAT
GUESTHOUSE | PARTY BARN

\$3,775,000



37 ACRES

5763 SQ FT

4 BEDS

5 BATHS



IDEALLY LOCATED / JOHNSON CITY

Stunning Hill Country Compound on 37 acres surrounded by brilliant long-range views serenely located directly between Austin and Fredericksburg. This Gentleman's Ranch is comprised of more than 7500 sf of living space among the Main House, Master Retreat, Guesthouse, and Party Barn that features an Infinity Edge Pool, Spa, and Workshop. Light restrictions allow for optimal enjoyment and maintain the integrity of property values.

This ranch exudes all the charm of Southern Living Magazine and the ability to host both intimate and grand gatherings alike.

ELEGANCE AND STYLE.





WE WILL BE HAPPY TO HAVE YOU!

Minutes to the Hills Country Wine Trails, Distilleries, Shopping, Dining and more. Approx. 1 hr to Austin or San Antonio. Stellar 75+/- GPM well onsite. Paved County road access. Homestead fenced and partial perimeter fencing. Current Ag-Exemption in place with a cattle grazing lease.





MAIN HOUSE

The main house showcases a gourmet kitchen enhanced by 2 dishwashers, Blue Star and Sub-Zero appliances, gorgeous slate farmhouse sink, and 2 luminous dining areas with timeless family room is adorned by a rock fireplace and surrounded by a log chinked interior walls, boasts private main quarters upstairs, and is topped by a zen like cupola.



MASTER RETREAT

Across the enchanting breezeway is the Master Retreat, approx. 1470 sf including office, storage, utility room, and owner's suite all overlooking the pool and beyond to the unparalleled Hill Country Sunsets.



GUESTHOUSE

Strategically located on the other side of the compound is a private 2 story, 2 bedroom - 2 bath guesthouse that can sleep 8+ guests comfortably accented by a lovely living room, kitchenette and back porch.

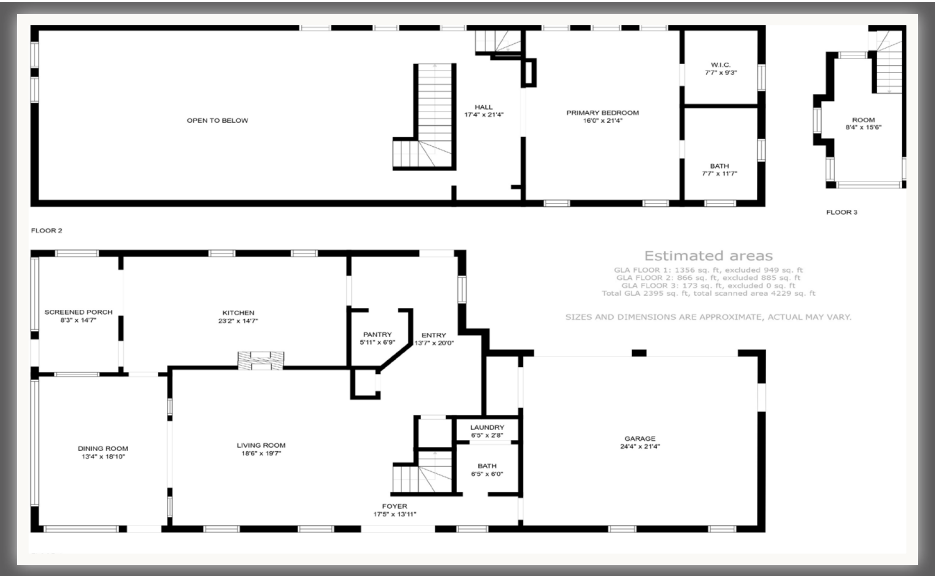
REFINED TEXAS HILL COUNTRY LIVING.



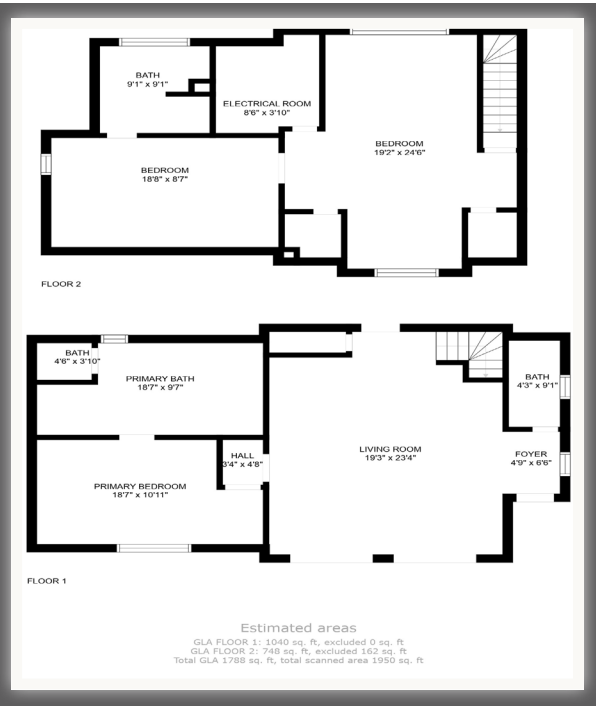
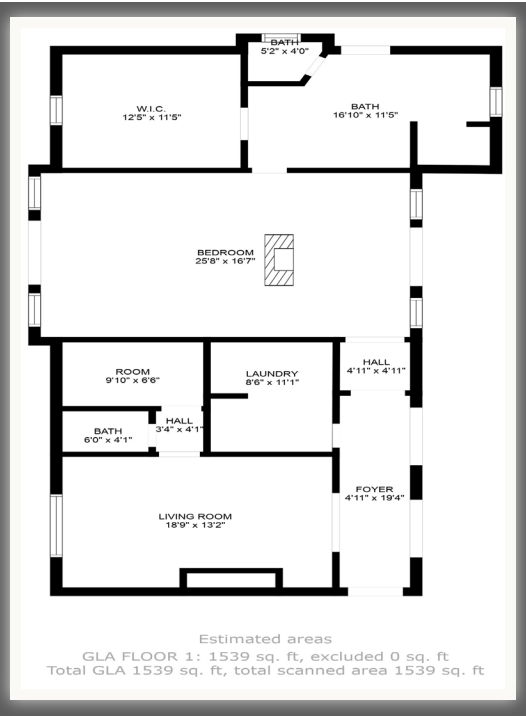




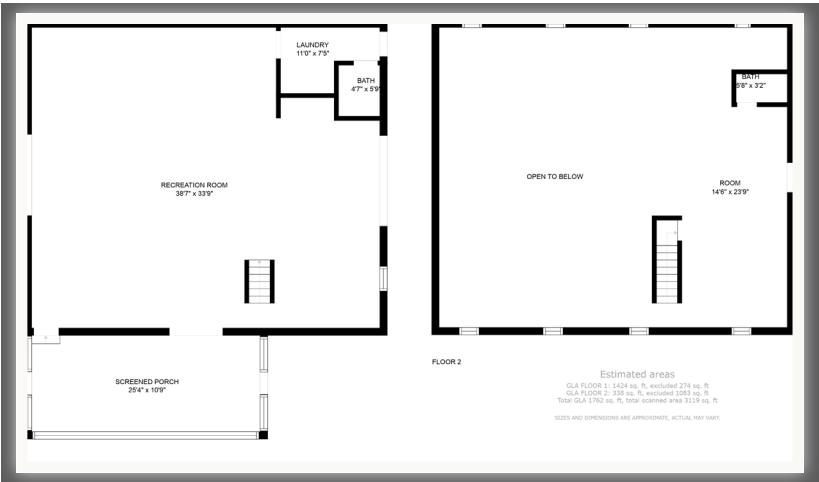
MAIN HOUSE



MASTER RETREAT



PARTY BARN



GUESTHOUSE



Every new home means “transition”. We understand the complexity and weight of it. We exist purely to be that friend that guides you home. Expertise isn't a flashy label, it's born out of our sense of curiosity, a desire to stay polished and a high value placed on friendship. As a Hometown Advocate, we want to actually serve people. That means taking time to truly listen. So, if this home speaks to you, we're happy to make the introduction. We're here because we love to be here. Just call to schedule a showing.

Andi Eystad

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Anders Hometown is an assumed name under Anders Realty, Broker