

352 BLACKJACK HOLLOW
UTOPIA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

NEW LISTING

HORIZON HILL



**BOWNDS
RANCHES**

BRANDON BOWNDS, BROKER

12.5± ACRES

BANDERA COUNTY



ACREAGE. 12.5± Acres

LAND TYPE. Texas Hill Country
Prime Views
Full-Time, Weekend or Seasonal
Vacation Rental
Wildlife & Recreation

TAX EXEMPTION. Wildlife Management Tax Exemption

LOCATION. Convenient location to Utopia.

6.5± miles northeast of Utopia. Ideal community with everything necessary. Fine dining, renowned golf course, casual dining, coffee, groceries, fuel, conveniences, ag supplies and just a little over 13 miles to the recognized Lost Maples State Natural Area. The area has excellent medical and fire first response teams.

ACCESS. County road frontage. Two manual gated entries. Well maintained driveway with drain pipes to accommodate run-off from heavy rains. The improvements can be accessed by a 2WD vehicle while the rest of the property is best explored by foot.

LAND. Horizon Hill is “*Viewtiful*”, a post-card worthy vista.

The climbing landscape leads to a perfectly situated homestead that was strategically engineered to incorporate the jaw-dropping views.

Over 12 acres of terraced limestone ranging from 1,600+ feet to 1,760+ feet in elevations. This property offers incredible views as far as the eye can see... straight into the horizon.

The land lends to outdoor exploration, wildlife observation and definitely relaxation—now that’s a lot of “-ations!” And when you decide this is the place for you...we’ll say Congratulations!!

Whether you're seeking a romantic getaway or a quiet refuge to reset, Horizon Hill provides the perfect backdrop for your escape.



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WATER.



WATER STORAGE TANKS

Rainwater catchment systems are becoming increasingly popular as a sustainable solution for water conservation and management. Horizon Hill is set up with two above-ground rainwater catchment systems that provide a cost-effective and environmentally friendly way to collect, store and resource rainwater.

- One system is shaded underneath the barn's overhang supplying water to the shop's living quarters. The tank's overflow is re-directed to feed into the wildlife pond.
- A more aesthetically pleasing second system ties in perfectly with the exterior appearance of the improvements and supplies water to the the cook house, bunk house, outdoor shower and outdoor soaker tub.



WILDLIFE POND

The right location was chosen at the base of the mountainside for the wildlife pond, a pleasing feature that adds to the aesthetics of the land and an essential habitat element that benefits all free roaming wildlife. You could even take it a step further by deepening the pond and adding fish to create an excellent leisure fishing hole on your own property, an enjoyable pasttime, perfect for relaxing and unwinding after a long day.

WILDLIFE.

The rugged terrain provides the perfect habitat for a range of wildlife species both large and small. From hawks soaring high above the mountains to colorful songbirds flitting through the trees, birdwatchers will be in awe of the variety of species that call this region home. Whitetail deer and wild turkey can also be seen rummaging through the woods. The pond, serving as an excellent water source, definitely helps attract more wildlife as naturally they seek to good land cover, food and water, which this place provides.

VEGETATION.



BIOLOGICAL

Live oak, spanish oak and juniper cedar dominate the land to its near entirety.



PLANTED

Xeriscaped landscaping around the improvements display native region flowering plants including yucca, tulip prickly pear, sotol, ocotillo and others. Beautiful Olive trees have been transplanted down by the barn, requiring minimal care and able to withstand dry Texas conditions.



A photograph of a bedroom with a large bed, a window, and a door. The bed has white linens and a patterned throw. The room has a wooden ceiling and a light-colored wall.

SOILS. Eckrant rock outcrop is the geological formation that shapes our Texas limestone mountains. Durable and resistant to erosion, it is popular for outdoor enthusiasts to scale the vertical faces of the outcrop for recreation value and is also beneficial for wildlife woodlands, food and cover.

POWER. Power is on the property servicing both the main improvements and the shop.

IMPROVEMENTS.



GATED ENTRANCES

Two gated entrances allow you to access the property. Inset from the county road is a gate that opens to the driveway leading up to the improvements and just off the county road is another gate that opens to the landing where the barn and pond are located.



THE EXTERIOR OF THE HOME

The Horizon Hill home is something straight out of a magazine!

The striking curb appeal invites you to a 2 Bedroom - 3.5 Bathroom retreat as soon as you drive up the hill. You're then captivated by the mesmerizing views and architectural craftsmanship.

We've been honored to see the transformation of this property over the years and the owners definitely had incredible vision. They constructed the contemporary style home to embrace views from every aspect. Designed and situated with perfection, this is a truly one-of-a-kind Hill Country property worthy of an architectural award.

The cook house and the bunk house bedrooms are all separate improvements. The owners concept was quite brilliant when designing this unique layout. The property and its improvements provide great opportunity for a place to retire or potential for an absolutely perfect vacation rental.

The rooms of the bunk house are split by a covered breezeway that takes in views of the yard space and views of Wernette Mountain just beyond. Each room of the bunk house is an en suite with panoramic views and spacious bathrooms.



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THE OUTDOOR SPACE

Unwind in comfort and style. The outdoor space is the first thing that catches your attention. From the stunning views all the way down to the crushed granite xeriscaped yard space, you'll find yourself saying "Wow, this is nice!" The yard space design is impeccable and incorporates native region plants that really accentuate the exterior of the modern improvements...even the rain catchment system adds a classy touch.



THE OUTDOOR SHOWER & SOAKER TUB

The outdoor shower, accented with stained wood and flagstone footing, offers a sleek and modern look to the outdoor space. Privately located on the side of the Cook House, with cascading water and soothing ambiance, the outdoor shower is a timeless addition.

Furthermore, at the end of a long workday or any day for that matter, step into the vintage soaker tub and feel all your stresses melt away. The luxurious design allows for full-body immersion and gives a truly indulgent soaking experience. Under the shades of the Oaks or under the starry night skies, these outdoor amenities add a touch of elegance and sophistication with mountain scenes in your sights.



THE BUNK HOUSE & BREEZEWAY

As you step onto the private breezeway deck of the Bunk House, you'll be greeted by panoramic views of Wernette Mountain and the surrounding wilderness. Whether you're stepping out for a breath of fresh air or just enjoy being outside, the peaceful serenity of this mountain retreat will transport you to a place of pure relaxation.

TWO BEDROOMS - The cozy interiors of the bunk house bedrooms are tastefully finished to make you feel right at home. Each of the two en-suite bedrooms offer a peaceful place to rejuvenate.



THE COOK HOUSE - Inviting space for all who gather at Horizon Hill. The modern kitchen provides stainless steel appliances, open shelving and ample preparation and storage space. Tasteful finishes and color schemes make this place warm and inviting. Whether you're cooking a gourmet meal or simply heating up leftovers from the night before, you'll appreciate the detail in this well-appointed cook house. The floor-to-ceiling sliding glass doors bring the outside in. Whether enjoying a morning cup of coffee on the overlook deck or relaxing in the living area, you'll feel completely immersed in nature.



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What The deck?!

Horizon Hill is a scenic treasure. From the crushed granite ground-level open patio to the skillfully crafted roof-top-level overlook deck, you can enjoy the views from anywhere you like.



THE OVERLOOK DECK

Carefully designed overlook deck from the Cook House provides a bird's-eye view of an exceptional spread of Texas Hill Country acreage and mountainscapes. This roof-top level deck gives a higher vantage point to unobstructed views straight into the horizon...and **WOW!** Simply breath-taking. From sipping your morning coffee and watching the sunrise to hosting a sunset dinner against the backdrop of a picturesque landscape, this elevated open deck creates a stunning outdoor space that blends in seamlessly.



THE GROUND LEVEL COVERED PORCH & PATIO

If you prefer a lower level entertainment zone, the ground-level covered porch or patio may be the perfect choice for lively outdoor cookouts or the convenience of everyday relaxation.



THE OPEN CRUSHED GRANITE PATIO & FIREPIT

Gathering around a fire underneath the starry Texas night skies sounds like a perfect place for a nightcap. The crackling of the flames, warmth of the fire and camaraderie of friends and family create memories of a lifetime. The crushed granite and stone border really transforms and elevates the outdoor space.



BREEZEWAY DECK

The breezeway connecting the two bedroom suites provides optimal shade and airflow right out of the bedroom door. The open design of the deck promotes natural ventilation and shade against the west setting sun, keeping the space cool and comfortable. The deck was strategically placed to take in the nearby mountain views and natural surrounding landscape.



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THE BARN WITH LIVING QUARTERS

The barn is located at the base of the property. It is a versatile metal building that currently serves as an equipment and tool storage space and living quarters. The well designed layout maximizes the space to create a seamless workflow allowing for other uses such as a home office or studio, guest overflow and a workout gym, a craft room and workshop, or just to keep your tools and equipment securely stored and a great space to take a “workshop break.” Whether you are a hobbyist, entrepreneur, or homeowner, the practical metal building offers endless possibilities for creativity and convenience.

NOTES.

You can truly disconnect yourself from the outside world and immerse yourself in the serenity of your surroundings—mountainscapes, hiking, peace and quiet. Whether you're seeking adventure in the hills and creating trails or relaxing, drink-in-hand on one of the many decks or patios, from the gourmet kitchen, perfect for entertaining, to rooftop views and a cozy firepit for chilly evenings, this home has everything you need for a luxurious mountain retreat.

MOST UNIQUE FEATURES OF THIS “VIEW-TIFUL” PROPERTY.

Elevate your lifestyle!

This architecturally unique home on 12.5± acres is a rare gem that combines luxury, natural beauty and endless possibilities for personal enjoyment or rental income. With "view-tiful" views, the ultimate mountain retreat vibe, and top-notch amenities, this property is sure to exceed your expectations.

NEW LISTING

PRICE

\$649,000

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