

CENTURY 21®

Randall Morris & Associates

200 Highland Rd., Wimberley, Tx

- Seventeen acres (4 completely fenced, 13 partially fenced) Park like setting with 100s of large oaks. Offering much privacy with no visible neighbors.
- 4/2.5 Open floor plan with large granite island separating kitchen from living Large built-in book shelves Superb maintenance in like-new condition.
- Closed cell foam insulation in attic for temperate attic even in heat of summer Blown insulation in walls (even corners) for higher r-value & lower bills.
- Completely decked attic space for additional storage space
- Standing seam metal roof.
- New dish washer, less than year old.
- New air handling unit in 2017 with recent service
- Four corner perimeter lighting controlled from inside house
- Complete home security system with all windows and doors alarmed
- Water Cop leak detection system that automatically shuts water off in event of leaks
- Four zone irrigation system with additional piping to far reaches of property
- Cleared of cedar and supporting 15+ native grass and wildflower types
- Great access within 6 miles of downtown Wimberley off a main county road
- Wireless network tower for best reception to local internet access providers
- Ability to subdivide in 3 parcels (5 acre minimum) Ample wooded acreage offering privacy for additional luxury homestead
- Excellent overall recreational location between San Antonio and Austin; near the Blanco River, Canyon Lake, "wine country", etc.
- Two bay garage with one bay completely insulated One large 14'x24' shop and storage area in garage
- 5000 gallon water retention tank
- Two pump water system with deep well pump and pressure pump above ground for durability
- Large outdoor fountain water feature & Windmill (aesthetic only)
- Pump house with extra storage space Water softener system
- On demand water heater
- Hardwood engineered floors (Hickory) throughout house
- Clearstory windows in Vaulted living room ceiling with douglas fir tongue and groove boards and douglas fir beams

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- Large screened in porch, elevated for cooling breezes Iconic Hill Country home character (limestone with board and batten) Complete masonry and rock exterior Single story
- Large master and large master closet
- Good to excellent overall property condition under long-term ownership Large fenced garden with good top soil