

ARROYO VISTA RANCH



138± Acres Kendall Co.
124 Hwy. 46 W.
Boerne, Texas 78006

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

Get the best of both worlds with privacy, space, and live water mere minutes from the conveniences of Boerne and San Antonio. Arroyo Vista Ranch invites you in through its pristinely landscaped gated entrance off Highway 46, but you quickly forget the sights and sounds of the city as you meander down the concrete paved road and take in the expansive views as you dip down into the creek valley below that hides the astounding improvements.

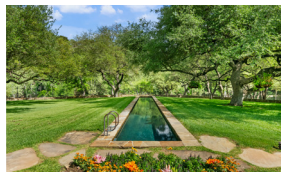


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RESIDENCE COMPOUND

The secluded and serene residence compound is nestled among majestic oaks and sycamores on a horseshoe bend of crystal-clear flowing Frederick Creek. The Spanish Revival estate includes a main house, three guest casitas and four ancillary buildings that all evoke old world charm paired with modern amenities. The spectacular architectural elements and details combined with the gorgeous mature landscaping are simultaneously impressive yet warm and welcoming. All of the structures have porches joining them to the phenomenal outdoor living spaces, with some situated around the two pools and primary yard and others with additional back patios and views of the creek.



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MAIN HOUSE

Guests are welcomed into the 4,800 square foot 2 bedroom - 2.5 bath main house from the two-story porte-cochere through eleven-foot-tall wooden monastery doors that lead to the foyer. This charm and detail is carried through to the den and dining room with intricate large scale parquet wood floors, wrought iron light fixtures, custom cabinetry and ample natural light from clerestories, large picture windows and French doors. The den includes a built-in wet bar with a wine fridge and ice maker, that can be left open or closed behind ornate panel doors, and custom display cabinets. The dining room is the perfect space for day-to-day dining and festive entertaining occasions. The kitchen provides elegant function with custom cabinetry, two prep sinks, one full kitchen sink, a Wolf range, Sub Zero refrigerator and freezer, and a breakfast bar. The use of reclaimed, hand-hewn wood for beams and door headers throughout creates a warmth and depth to the home. The Owner's wing is a peaceful retreat with a gas log fireplace, two sets of French doors with outdoor access to both the main porch and pool as well as a private courtyard with jacuzzi, and a study with a barrel-vaulted brick ceiling and mesquite parquet floors. The bathroom, perfectly suited with his and her amenities, includes Blue Bahia granite countertops on the expansive vanities, two walk-in closets, two toilet closets, a double entry shower and a Talavera trimmed spa tub with a custom mural adorned with handmade ceramic sunflowers. The queen guest room has a beautiful herringbone wood floor, a blue granite bathroom colonial bathroom vanity, and French doors to an outdoor seating area. Ancillary spaces include the mud room, laundry room, wine room, pantry, two separate 4-car garages, a mirrored exercise room, and a large, covered porch with a wood-burning fireplace and outdoor kitchen.

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TROPHY ROOM

The impressive 4,250 square foot Trophy Room, with its three separate entertaining areas, is reminiscent of an African game lodge and a natural history museum in one! Guests feel carried away on an adventure to an unfamiliar land as they sit at the thatch roof bar with rough-edge limestone countertops, surrounded by trophies and curated collectibles from all over the world. The detailed preservation of the extraordinary includes a full bath inlay tile zebra rug floor; a full bath with a bamboo tiled wall, carved mantle and limestone fireplace, full scale dioramas, latilla wood ceiling, and specialty lighting.



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REC ROOM

The Rec Room is cozy and playful, with camp-style canvas Roman shades, a limestone gas log fireplace with a cedar mantle, a powder room, and a wet bar with a bar fridge and ice maker, all with a back patio and firepit overlooking the creek.



THEATER ROOM

The three-tier Theater Room offers the ultimate movie-watching experience with 14 theater-style recliner seating, six bar top seats, motorized black-out shades, custom pierced copper sconces and a starlit, batted ceiling within a grid of wood beams. There is also a wet-bar, concessions area with a vent-a-hood, a ticket booth, separate A/V room, and a Talavera tiled powder room.

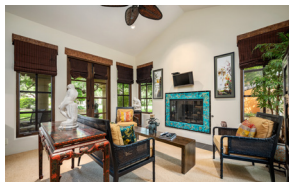


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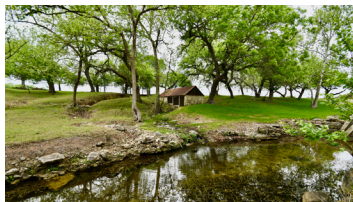
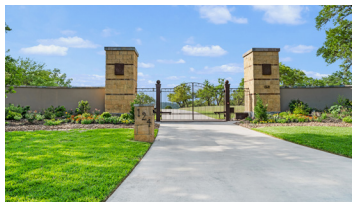


GUEST CASITAS

Arroyo Vista offers three guest casitas. Guests retreating to the purple casita enter through a secluded, walled courtyard and covered porch. This king casita includes a wet bar, office nook, gas log fireplace, bathtub and shower, and private patio overlooking the creek. The two additional guest casitas both have a designated living space with gas fireplaces, wet bar, ensuite bath with shower, two closets, and a queen bedroom.



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OUTSIDE THE RESIDENCE COMPOUND

Additional improvements on the property include: two equipment barns, an indoor shooting range, stables, a rock spring house, a picnic area with barbacoa pit, a greenhouse, and a foreman's quarters on top of the bluff which has its own entrance from HWY 46.

WATER

Aside from the breathtaking improvements, the highlight of the ranch is the crystal-clear flowing Frederick Creek which meanders through the property for approximately 1 mile (both sides). About mid-way up the creek, a thriving spring pours out of the fern-laden rock spring house into the creek. To find such private year-round live water this close to Boerne is near impossible these days! Private water wells and storage tanks supply ample water to all of the improvements on the ranch.

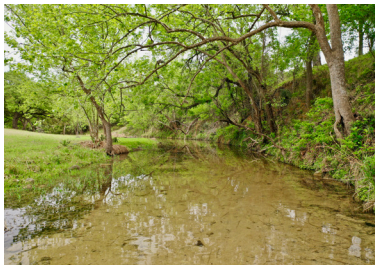


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LAND

The uniqueness of the topography and privacy this ranch offers cannot be overstated. While the ranch has 1,800+ feet of road frontage along HWY 46, and is mere minutes to IH-10, the residence compound is sunken in a valley below a 100-foot cliff face providing complete solitude and escape from any sense of urban living. The spectacular hardwoods that line the creek and surround the compound add to the tranquility of this amazing showplace. The ranch has the ideal mix of improved pasture to wooded areas providing both grazing and hunting opportunities. The construction of the paved entry road down to the compound is a marvel in itself and provides quick and easy access to the residence. The perimeter of the property is high-fenced.



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MAP

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