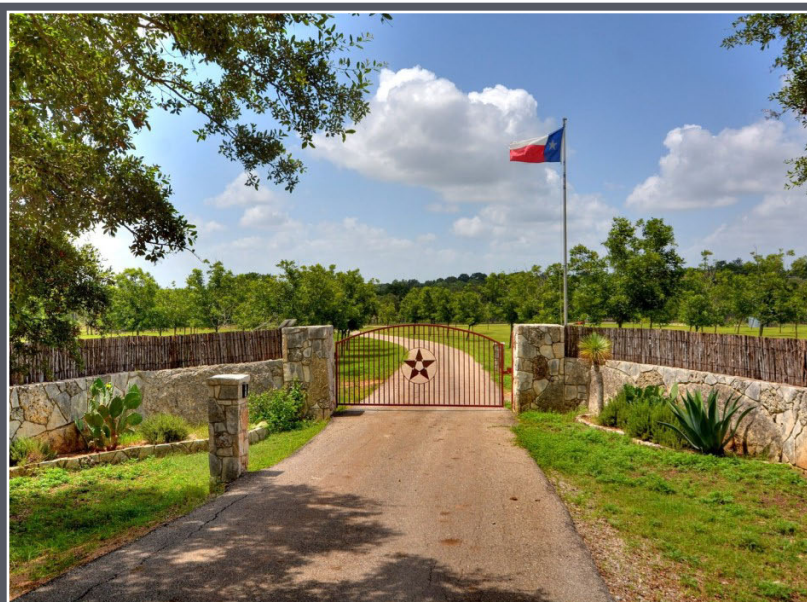
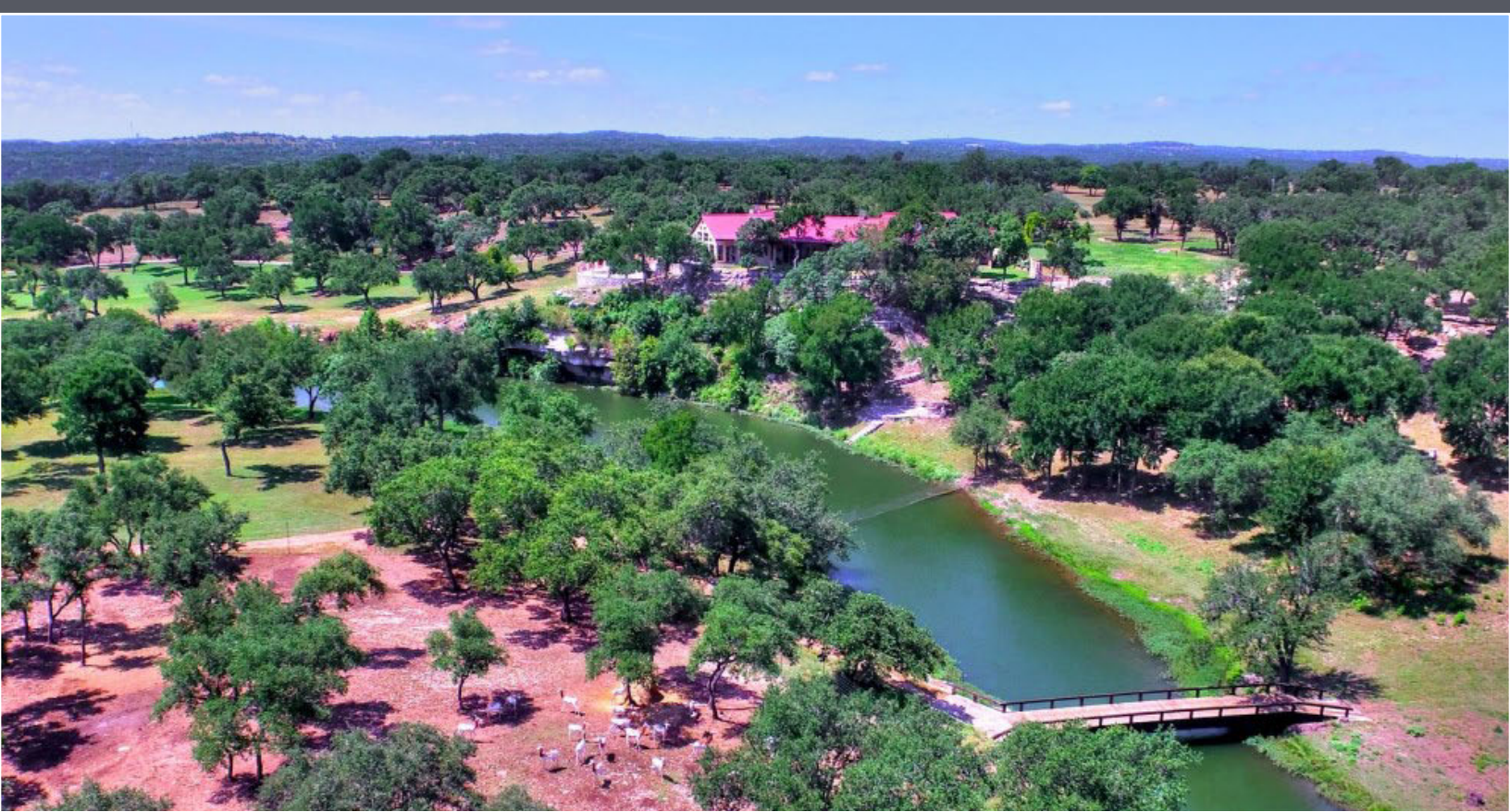


711 W Fitzhugh Road

DRIPPING SPRINGS, TEXAS 78620

\$7,495,000

96 Acres

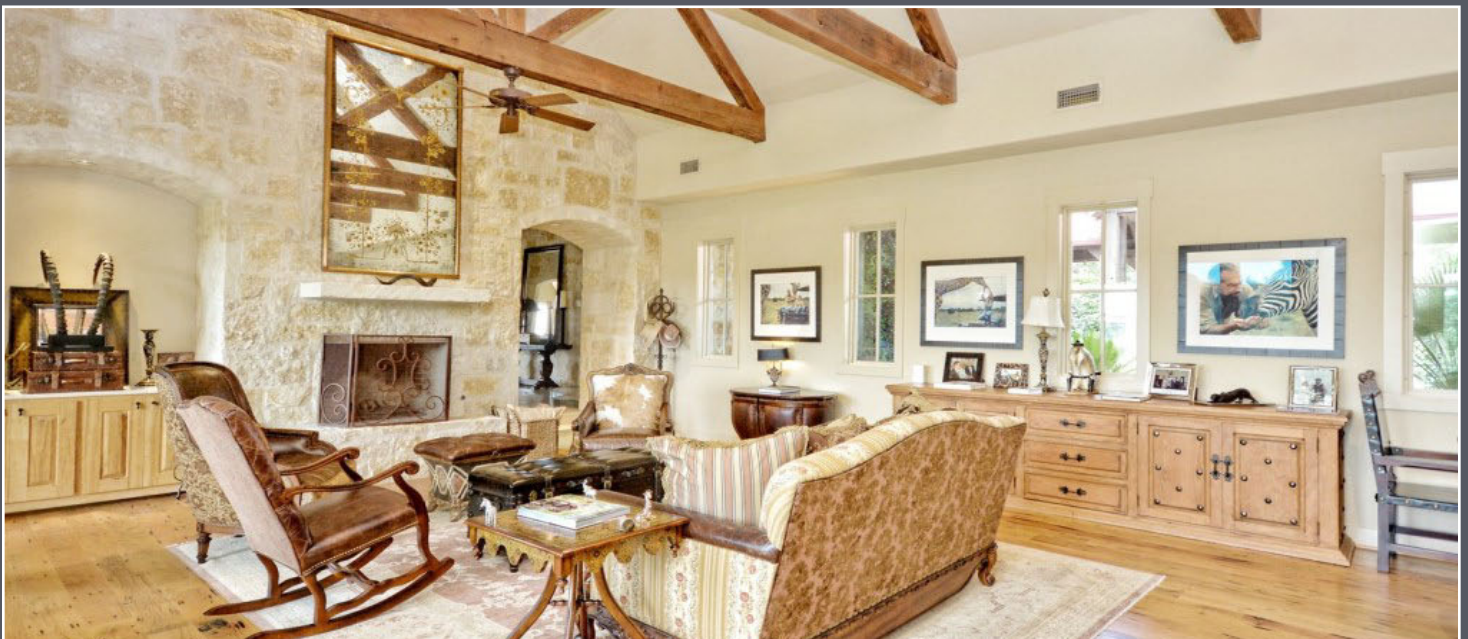


Dave Murray, Broker,
REALTOR®, CRS
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dmtx.com



Coldwell Banker United





711 W Fitzhugh Rd

Hays County

Location

Located between W Hwy 290 and Hwy 71, West of Austin and the "Y. Barton Creek flows to the south of the property, and breaks off to Fitzhugh Creek which runs through property.

Water Features

This property carries over 2600 ft. of Fitzhugh Creek. The water has been dammed to form an incredible body of water. The home is positioned with views of the water all the way to the bridge and dam. Additionally there is a pond present on the property.

Improvements

There is a beautiful 7540 sq ft limestone home as the main residence on the property. There are also two barns, each with guest residences, as well as a newly updated underground 2700 sq ft shelter. The main 4BR/6Bath home features wood-beamed ceilings, hardwood floors, & gourmet kitchen. There is a wealth of outdoor living areas, including a pool area perfect for entertaining.

Wildlife

The ranch is currently also a showcase for African animal exotics. High-fenced, the ranch is stocked with 120+ exotic game.

Utilities

There are 3 wells on the property. Septic is on the property. Electricity & Propane are also present.

Taxes & Exemptions

There is currently an Agricultural exemption in place making for lower taxes. Taxes are at approx. \$21,000 per year.

Welcome to Patron de Paz. At 96 acres, this manicured, waterfront estate is a private, breathtaking property with an unbelievable Hill Country setting. It carries over 2600 ft. of Fitzhugh Creek, which feeds from Barton Creek. Beautiful water views are present from the main estate. Currently set-up as an exotic animals ranch, the price tag includes herd of 120+ African exotics, home furnishings, and a brand new 2700 sq ft underground shelter.

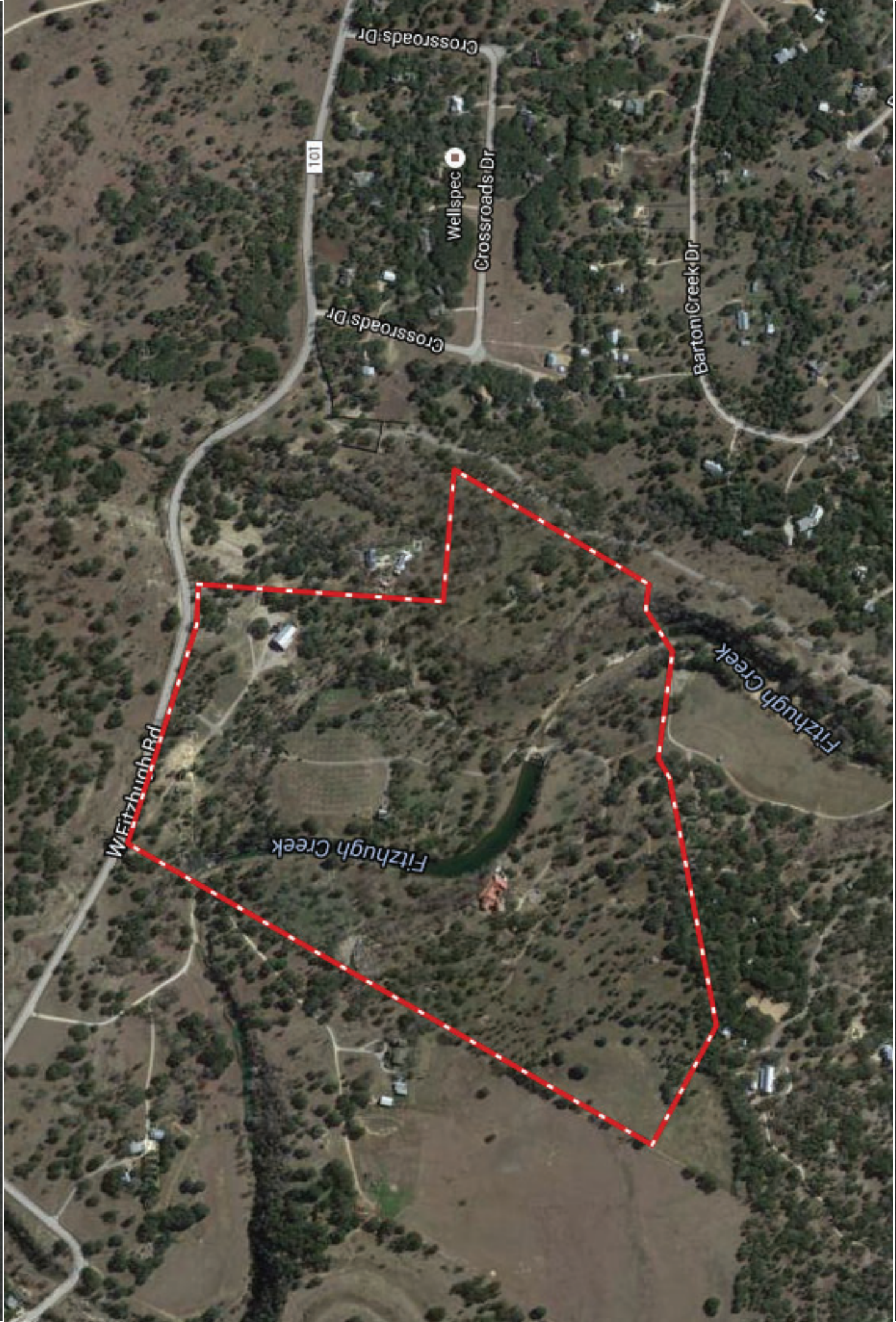
The 7540 sq ft main residence is positioned to maximize views and water features. The entrance opens to a beautiful skylit courtyard with a fountain. An outside living area with pool and hot tub are perched, overlooking the water. This would be ideal for entertaining. The limestone home is classic Hill Country, with wood beamed ceilings, hardwood floors, and partial stone wall interiors. The large kitchen has a big island, and commercial-grade stove. There are all kinds of outdoor living areas to explore, with wide-open porches and outdoor kitchen areas.

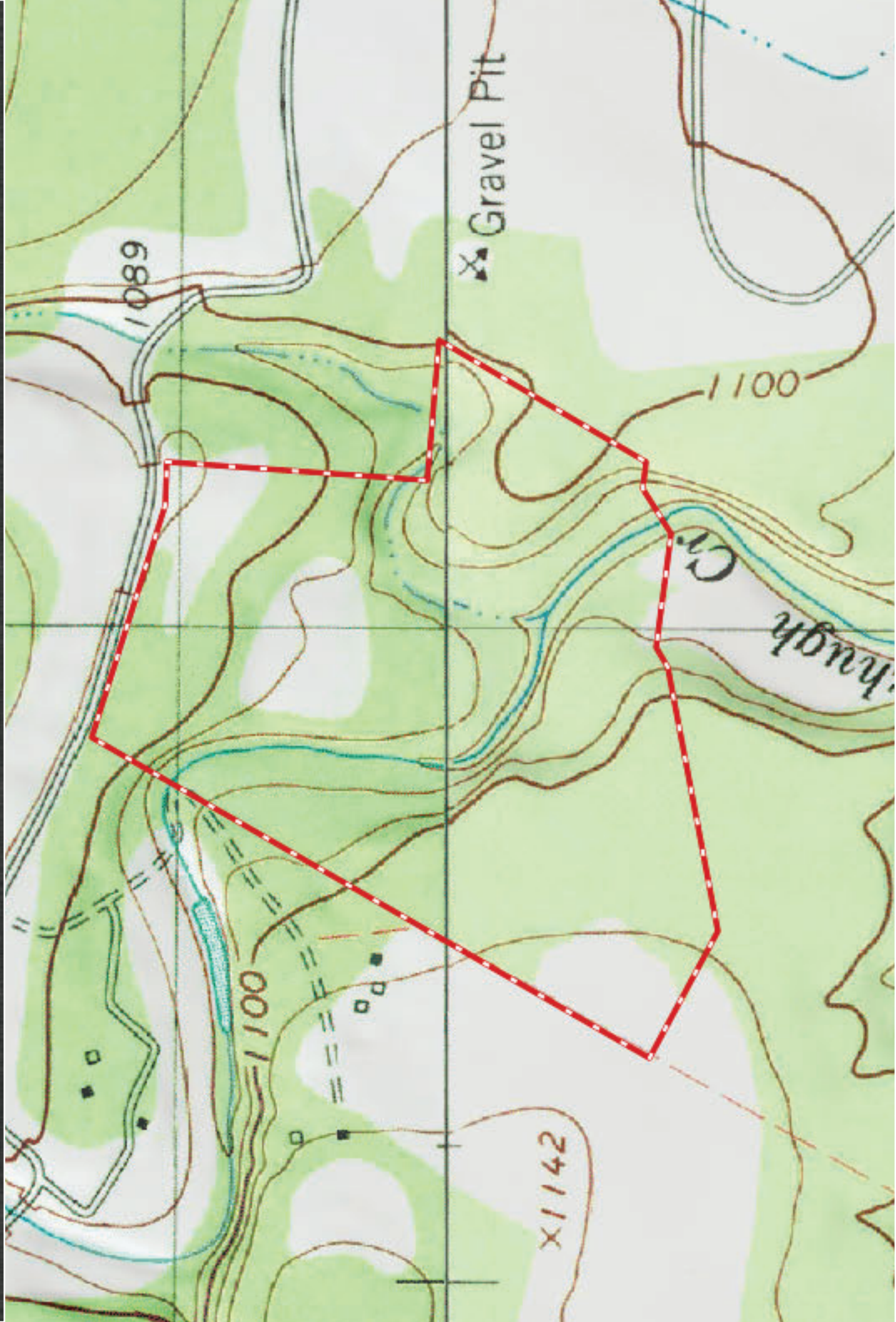
The sprawling, park-like estate has many other features. There are two barns on the property, with guest residences attached to both respectively. The land also features a stocked pond, a beautiful pecan orchard, and amazing mature trees throughout.

This is an amazing luxury Hill Country property to be enjoyed for generations. Located 30 minutes from Downtown Austin, and 15 minutes from Hill Country Galleria.

96 ACRES - HAYS COUNTY

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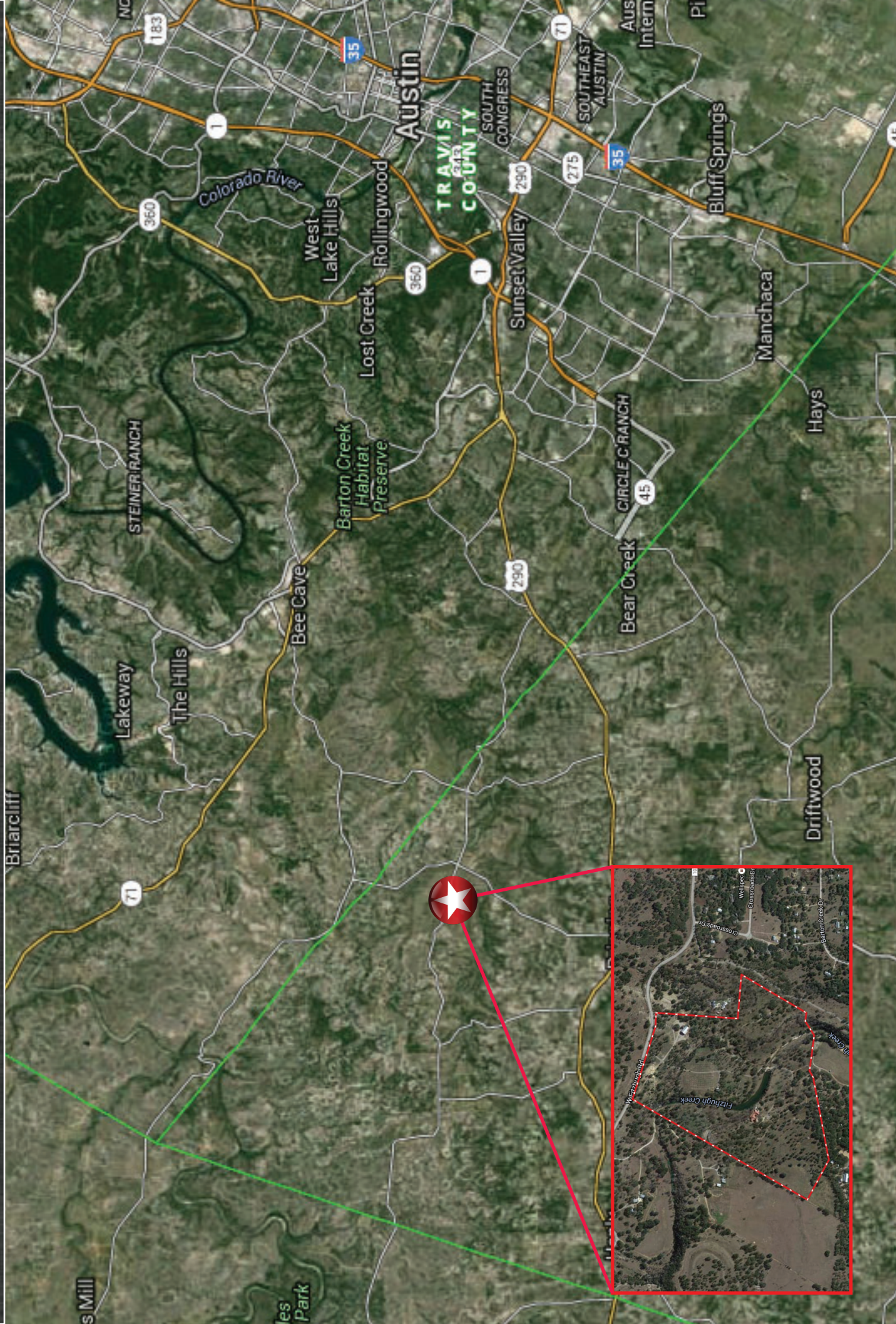


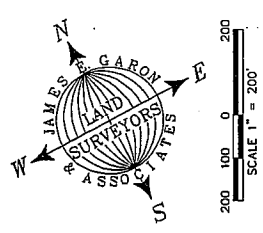
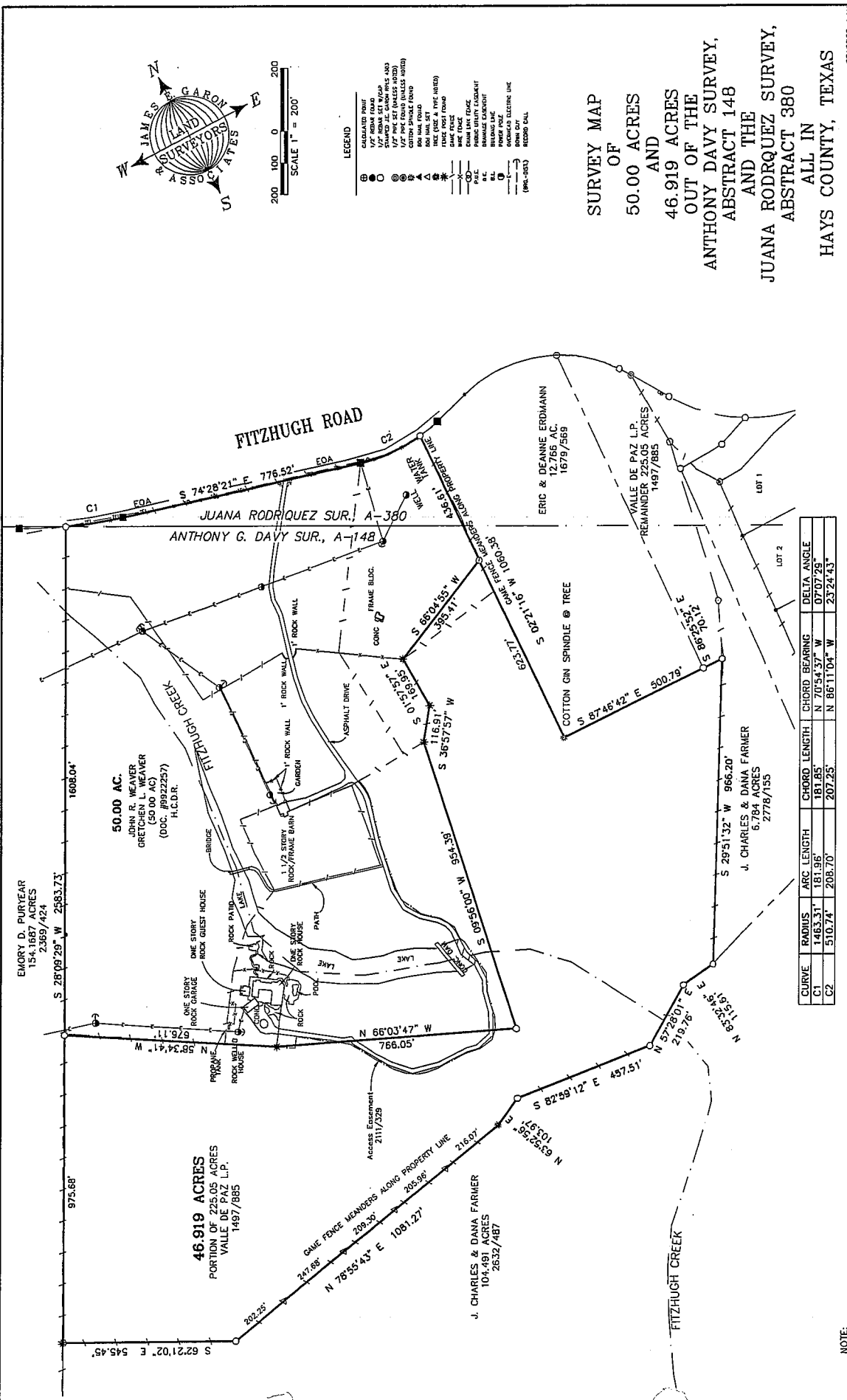


96 ACRES - HAYS COUNTY

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Coldwell Banker United







- LEGEND**
- CIRCLED POINT
 - OPEN CIRCLE
 - 1/2" ROAD
 - 1/4" ROAD
 - 1/8" ROAD
 - 1/16" ROAD
 - 1/32" ROAD
 - 1/64" ROAD
 - 1/128" ROAD
 - 1/256" ROAD
 - 1/512" ROAD
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