



Coldwell Banker United

304 E Sunset Drive
Johnson City, Texas 78636
\$1,200,000

5.7 Acres
Blanco County



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The Preserve at Walnut Springs

This private Hill Country estate is located in the heart of vineyard country, in the incredible 2,000 acre gated ranch community of The Preserve at Walnut Springs. Nearly 1,500 acres remain untouched, allowing the properties to feel like your own 2,000 acre ranch.

The home at 304 E Sunset is immaculate, and located down its own private road. It is one-story, with tall wood-beamed ceilings and spanish tile floors. The gourmet kitchen with center island, features Wolf appliances. Each bedroom has its own private veranda, and the home has a sizable covered back porch facing the east, shaded by mature trees. Looking out to Hill Country views, the property backs up to the 5,500 acre Bamberger Preserve, raw land that will never be developed.

The amenities include a 3,000 sq ft clubhouse with resort-style pool, tennis courts, and a spring-fed swimming hole. There are full horse facilities, including a 10-stall limestone barn, covered riding arena, and several pastures. 22 miles of trails are perfect for riding or hiking. There are several ponds stocked with bass, and residents are encouraged to fish. It is 30 minutes to the burgeoning city of Fredericksburg, TX, and less than an hour via highway to San Antonio or Austin.



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Clubhouse & Pool



Horse Stables and Riding Arena

- **Land**

The 5 acres are full of towering oak trees, and backs to Bamberger Preserve, 5,500 acres that will never be touched.

- **Home**

The immaculate one-story 3,855 sq ft home was built in 2005, with 3 bedrooms and 4 baths. It has a gourmet kitchen with high-end Wolf appliances. Each bedroom has a private veranda, and the back of the home has a sizable covered back porch looking out to views.

- **Soil**

Soil is Eckrant association, undulating.

- **Access**

There is gated access off of Flat Creek Rd. The property is set back approx. 3500 ft from the road.

- **Wildlife**

The ranch is replete with native wildlife, including white-tail deer, turkey, and more. The preserve has roaming Longhorns, and herds of Blackbuck antelope.

- **The Preserve at Walnut Springs**

The gated 2,000 acre ranch community is orchestrated to feel like your own sprawling ranch, with nearly 1,500 acres being protected. All homes are situated to enhance the feeling of total privacy.

- **Amenities**

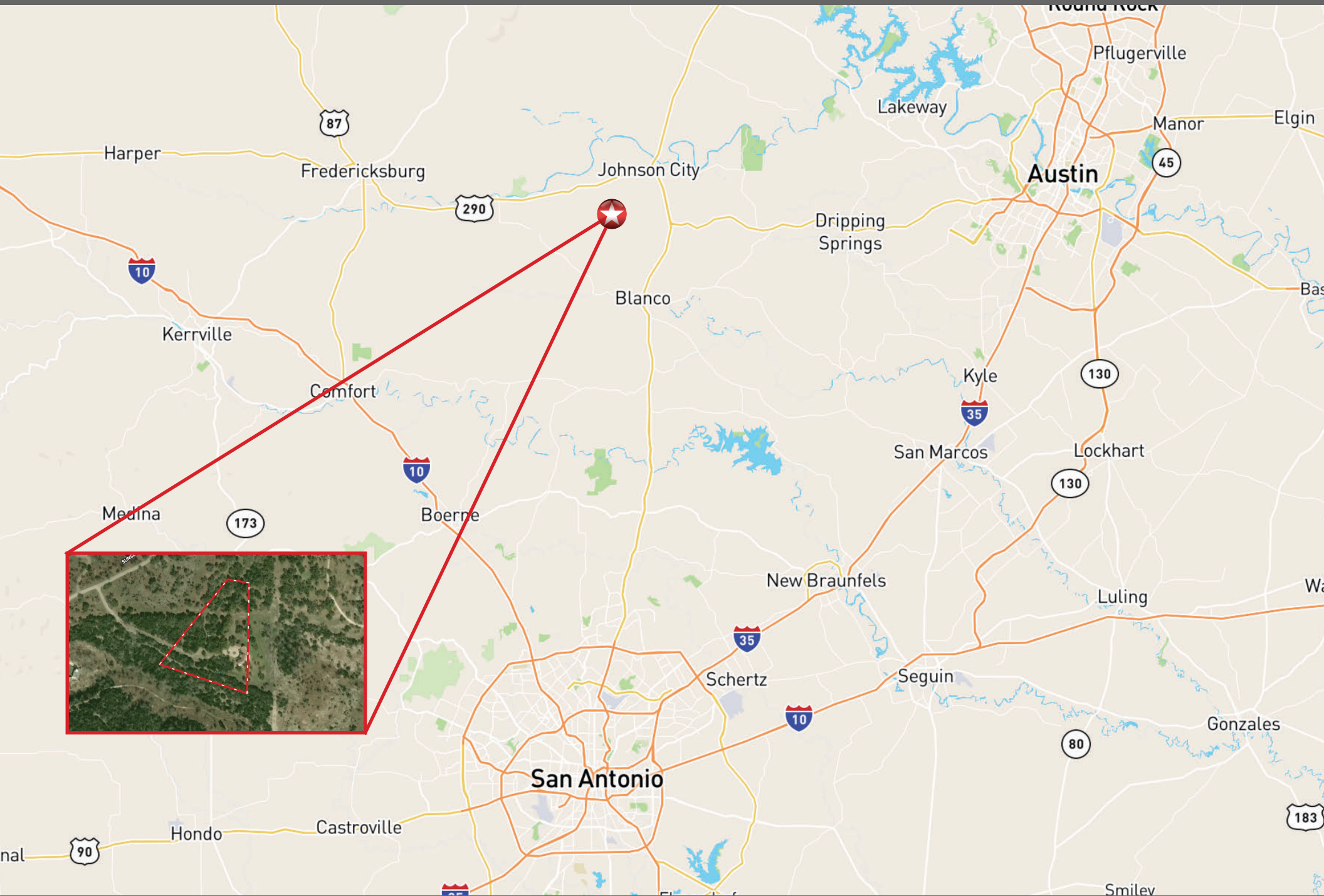
The Preserve at Walnut Springs has incredible amenities, including clubhouse with resort-style pool and lap pool, horse facilities with stables and covered riding arena, and spring-fed swimming hole. There are miles of trails throughout, as well as multiple ponds and creeks.

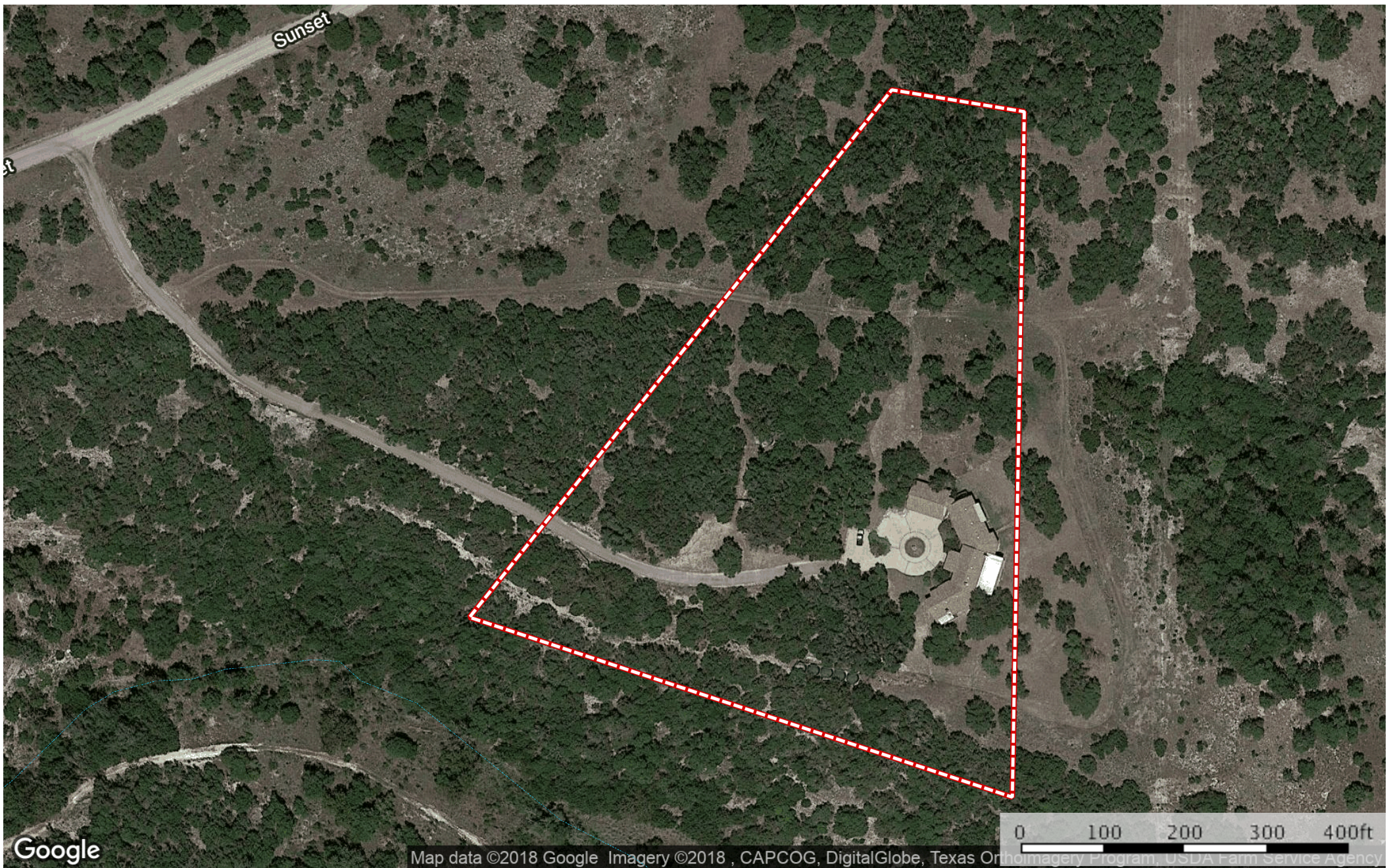
- **Utilities**

There is electricity on property. Well water. Septic.

- **Taxes & HOA**

There is an Homestead Exemption in place. HOA fees are \$5,000 per year.





 Boundary  Stream, Intermittent  River/Creek  Water Body

