



SHINING C RANCH  
— SPRING BRANCH —













Shining C Ranch is an incredibly rare find. This is a ready to go, true to form, <sup>added a comma</sup> Luxury Ranch Commuter Estate of 36± acres, located in Spring Branch, just 20 minutes from San Antonio off Hwy 281 N and Hwy 46. This property is country living at its finest, with city conveniences now only minutes away! The main house is a one-story Austin limestone exterior home, with ~~an open floor plan of~~ approximately 4,800 square foot. It also boasts an open floor plan that is perfect for entertaining, featuring a 20' tall ceiling in the entry area, four bedroom suites with four and half baths, a gourmet kitchen, a theater room, and way too many amenities to list. This makes it the perfect layout for comfortable living and easy entertaining.

Surrounding the home and providing excellent views are the floor to ceiling windows that overlook a large pool with a built-in waterfall, patio, outdoor kitchen and cooking area, a fire pit, and a cabana with a three-quarter bath. The property also includes two electric entry gates finished in rock, a paved drive, and elegant outdoor lighting. Other structures and improvements include a 70x70 insulated hangar, eight stall horse barn with large tack room and tons of storage, a drive through workshop with three bedroom apartment, paved roads, two water wells with 20,000 gallons of water storage, dog kennels, and a half acre dog play pen. This is a rare and unique opportunity to have the best of the best. Don't you deserve the best?

**Horse Barn // Insulated Hangar // Workshop with Apartment // 36± acres**

**Price Available Upon Request**

**SHININGCRANCH.INFO**







# LUXURY RANCH COMMUTER ESTATE

4,800± SQFT // 4 BEDROOM // 5.5 BATHROOM // 36± ACRES

## Interior Features

- 4,800 SF Main Home
- 4 Beds // 5.5 Baths // 3 Car Garage
- New Wood Flooring in 2018
- Central Vacuum Throughout Home
- Billiard Room with Custom Bar overlooking Pool
- Full Theater Room with A/V Equipment
- Private Master Suite separated from Secondary Rooms for Privacy
- Double Sided Fireplace in Master Bed/Bath
- Dual Master Closets
- All Secondary Rooms have very Large Closets and En-Suite Baths
- Gas Cooking in Kitchen with Large Island, Bar Kitchen & Oversized Pantry
- Intimate Austin Limestone Dining Room
- High Ceilings with Large Open Floor plan
- Study overlooking the Front Yard & Pool Area
- Back Patio Entry from Master, Breakfast Nook and Billiard Room
- Garage Floors have been coated
- Oversized Home Gym attached by Porte-cochère

## Exterior Features

- Large Circular Drive with Porte-cochère
- Two Entrance Gates finished with Limestone and Paved Roads Throughout
- Austin limestone Exterior with Matching Interior Features
- Large Pool with Waterfall & Spa - LED Lights and Equipment Smart Phone App
- Expansive Covered & Uncovered Outdoor Patio with Fireplace
- Outdoor Kitchen with A/C Full Bathroom
- Fire Pit under Oaks behind Home
- Dog Kennels with Flagstone Walkway between Home with 0.5 Acre Playpen
- Large Horse Barn with 8 Stalls and all Electric Overhead Doors
- Stall Floor padding was imported from Canada
- Multiple Turnouts for horses and Beautiful Two-Story Tack Room
- 70 x 70 Ft Hangar with large Bi-Fold Door and Two Helipads with Lights
- Offices Setup in Hangar with Bathrooms
- Large Equipment Barn with Built in 3 Bedroom Guest Apartment
- Drive Through Workshop
- 2 Water Wells with 20,000 Gallons of Water Storage













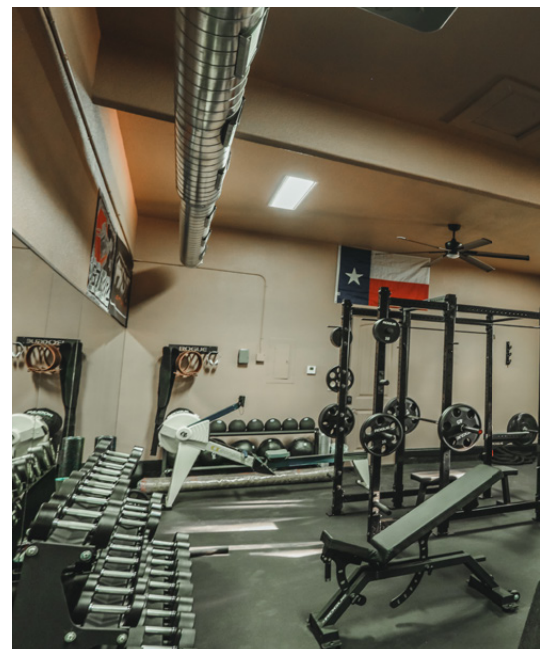




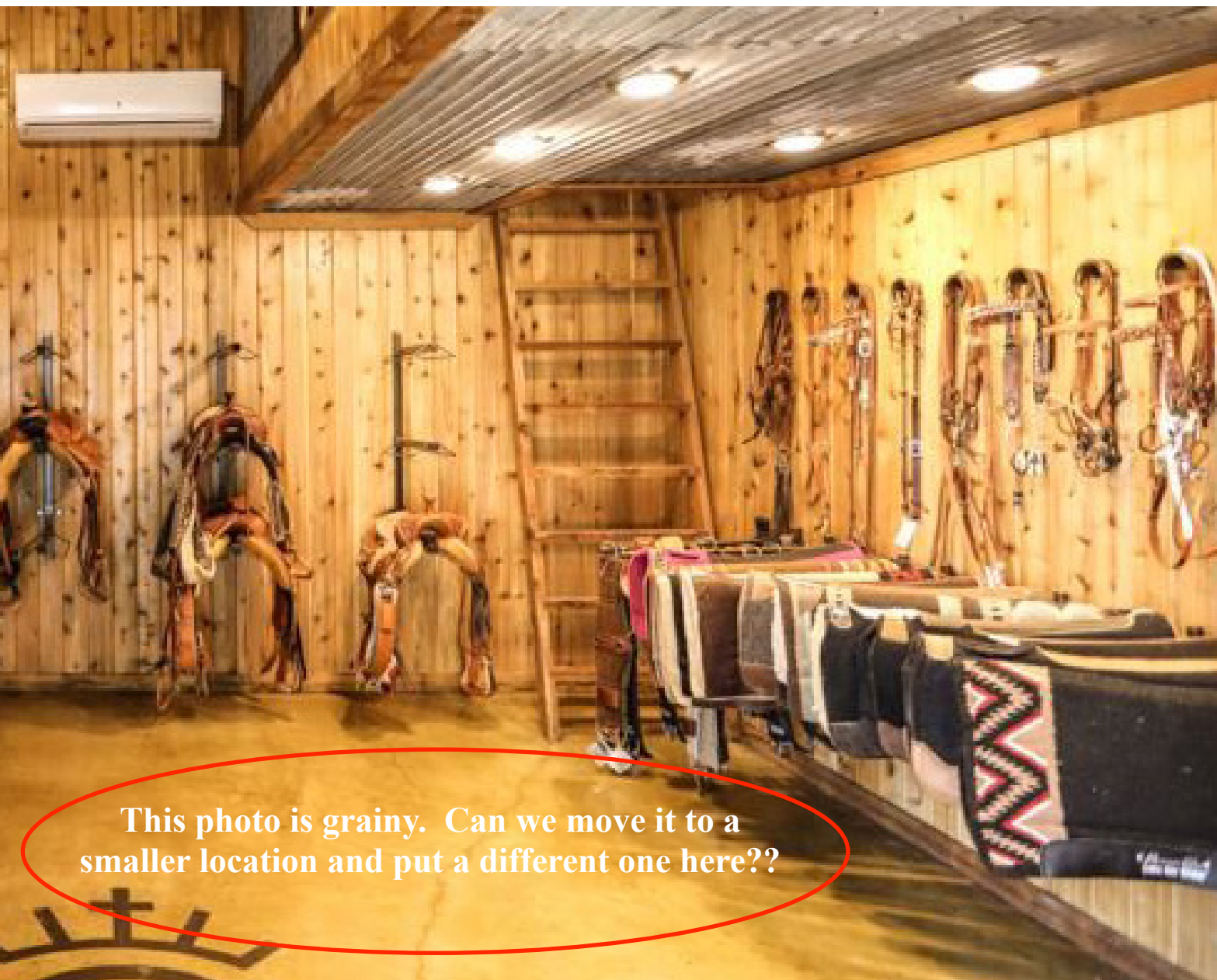












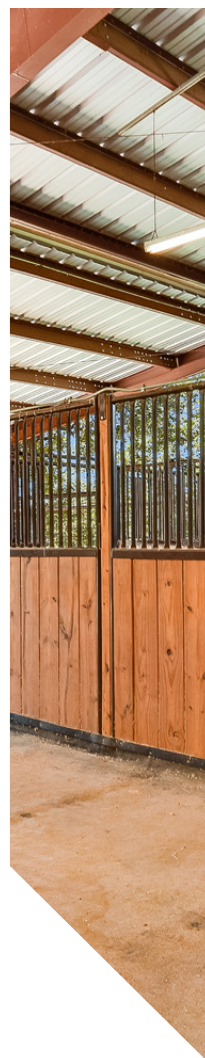












# LUXURY COMMUNTER RANCH

**Commuter**

SHINING C RANCH

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**MICHAEL SCHULTZ**

REAL ESTATE CONSULTANT

210.268.8510

MICHAEL.SCHULTZ@SOTHEBYSREALTY.COM



Kuper

**Sotheby's**  
INTERNATIONAL REALTY