

San Julian Creek Ranch

4149 FM 1077, Bandera Texas 78003
(4.5 miles from Main Street)

If you haven't visited Bandera lately, you need to drive through this old-fashioned and trendy town that has become a quaint tourist destination. Some know it as the *Cowboy Capital of the World*. Its revved up, progressiveness has definitely turned the corner and is getting plenty of attention. The location is most convenient -- 35 minutes from Boerne, 50 minutes from Fredericksburg and 55 minutes from San Antonio airport. It's a refreshing visit in a superb location.

Land Details:

34.26 acres includes the San Julian Creek, ag exempt (wildlife), approximately 17 acres of high fence surround the house and low fence surrounds the back southeast 17 acres. Many animals frequent the pond on the property: whitetail and axis deer; rabbits, ducks, geese, doves, turkeys, owls, eagles, songbirds, hawks and others. The wildlife exemption is heavily weighted toward fowl with nice water and habitat to encourage continuous growth and preservation. And just for fun, enjoy a little hunting, fishing, canoeing or just relaxing by the pond.

Main House/Compound Details:

The exterior of the home is built with limestone and stucco. The roof is standing seam metal in true *Hill Country* fashion. Heavy metal entry doors guard this unique home. You will be impressed with the clean lines, gracious Rumford fireplace with decorative iron doors, and heavy wooden beams with steel plate fasteners. Your eyes will gravitate over the pool to the grand view of the southeastern hills that reach an elevation of 1,817 feet in the distance.

There is a *Master* home and guest house. The main home of 4,301 square feet, was custom designed for a Houston couple as a second home for entertaining. They wanted the design to feel more like a retreat from the city with privacy for the guests that would frequent the property. They chose the separation of space to satisfy the needs of their family, friends and colleagues. The detached guest house is under the same roof, but has its own access separate from the main house. You can enter it off of the back patio or pool area or you can also access it separately from the front parking area, so as to not disturb anyone in the main house.

In the main house, you have two studies and your choice of one as the formal library plus an informal study in the master area.

Kitchen/Wine Alcove/Serving Area:

Liebherr refrigerator with a European flair provides top quality and advanced design as are Bosch double ovens, double dishwashers, vegetable sink, wine cooler, and ice maker. There is also a separate serving galley with a grand wine alcove which has superior cabinetry throughout and is presented in gorgeous, unblemished Alder wood.

Master Bedrooms:

Dual master rooms each attach to the master bath while maintaining their own separate hallways, entries and patios for a superior retreat experience. The furthest master bedroom has its own private study/living area with walk-through closet space. See floor plan for a better understanding.

Master Bath:

A truly unique space with high level granite, upscale Brizo fixtures, tumbled Carrara marble floors with a matte finish placed in a Versailles pattern. You have to see the two person Jacuzzi tub in person. The master bath will spoil you and delight your senses. The master bath also includes a spacious and multi-tiered California Closet with full extension drawers, revolving presentation rack and other exciting components.

Guest House:

1,174 square feet of the guest house covers two large bedrooms with their own private baths. A spacious 20 x 17 connecting room can be used as a living room with a wet bar for morning coffee or as a dedicated game room for billiards or card table with a bar for your favorite drinks and snacks.

Patios:

Multiple patios surround the compound design which wraps around the gorgeous free form pool and hot tub. An outdoor kitchen completes the entertaining area and is easily accessible from the main house. There are views from every bedroom, living room, dining area, and kitchen to the wildlife surrounding the home.

Builder:

The home was built by well known, Hill Country builder, Mike Stavinoha. His reputation for building a quality home harmonizing with the beauty of its surroundings has been established many times on the diverse projects he has undertaken in the local communities.

Mechanicals:

The property has a Generac, whole-house generator and battery back-up in the event of a power outage. It also has reverse osmosis system for all of the interior water sources for quality water that is sure to please. The well equipment is contained in a separate, matching limestone rock well house and has a 1500 gallon concrete storage tank to the rear of that building for initial well water storage. There are two permitted conventional septic systems and the lawn has an automatic/timer sprinkler system. Well and septic permits available.

Local Attractions:

Hill Country Cellars and Lost Maples Winery; Bandera Brewery; 5 Museums; 77 ac Bandera City Park on the banks of the Medina River; summer rodeos; shopping; weekend bands; and the Hill Country State Natural Area: 5,400 acre primitive camping area. Multi-use trails for horseback riding, backpacking, hiking and all-terrain bicycles. Fishing and swimming in creek. 50 camping spaces, walk-in tent sites and back-packing areas. Group Lodge sleeps 12. Equestrian camp areas with pens and water. Open year round. Visit the Bandera Chamber of Commerce for more fun things to do and schedules.