

REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land



4256 Fischer Store Road

Hays County, Wimberley, TX

7.47 ± Acres | \$2,250,000 | Shown by Appointment Only



- ★ 1 hour from Austin or San Antonio
- ★ 1/4 mile from the Blanco River
- ★ 6,150 sf custom compound
- ★ Solar panel system
- ★ Extensive landscaping and stream
- ★ Sport courts



The Fischer Store Road property has been developed to take full advantage of the topography, ensuring a private and peaceful nature-inspired country estate. Just beyond the entrance one is greeted by a luxurious canopy of trees, spectacular stonework and water features. Elaborate landscaping, stone pathways along meandering streams, and multiple water pools, one with a waterfall feature and a free form swimming pool with a lighted fountain, enhance the natural environment.

All the unique property amenities along with the privacy factor provide a retreat that is only 1 hour from Austin or San Antonio.

The property contains 7.474 acres located off Fischer Store Road approximately ¼ mile west of the Blanco River. The charming community of Wimberley is only 7.5 miles to the southeast via Fisher Store Road and FM 2325. The estate is accessed through an electronic keypad gate via an asphalt paved road, a permanently deeded easement containing a maintenance agreement with the adjoining 10.616 acres to the east. The neighboring property has an attractive 12,000 SF stone residence, secluded behind trees and surrounded by improved pastures. The adjoining property as well as the subject property are meticulously maintained.

THE SITE



The centerpiece of the property landscaping, the stone lined stream and the swimming pool area, are fed by a large water well near the house which is controlled by a timer. The stream is several hundred feet in length and cascades from the house with several pools and low water crossing over the entrance road to the house. The grounds are watered by a time-activated, 26 station sprinkler system.



IMPROVEMENTS

The main house is elevated overlooking the 2 free form swimming pools and the extensive landscaping. The house, built in 2001, was custom built with a Spanish tile roof, Austin stone exterior walls, and large porches with stairways leading to the pool and recreational areas. The atmosphere of the entire living compound is "A Blend of Nature." The main house contains 3,500 SF, has 1 master bedroom with a sitting area and a spacious master bath, 2 guest bedrooms, each with full bath, office, and Jack and Jill bath. The Living Area has a fireplace and extensive bookcases. The custom kitchen is equipped with Viking Stove & Sub-Zero Refrigerator. The library features a wet bar. Interior finishes include wood floors, custom wood cabinetry and bookcases. Attached to the house is a 4-car garage.

Additional living areas are "The Suites," 1,375 SF, containing 2 bedrooms, each with full bath. A large Cabana, 1,275 SF, with full kitchen area, full bath, along with an outdoor kitchen area.

- The total living improvements are 6,150 SF.
- Located behind "The Suites" is a 40'x 50' heliport metal building with a paved landing tarmac in front.
- HVAC Specifics:
 - Cabana 3-1/2 tons (replaced 2018)
 - "The Suites" 3-1/2 tons (installed 2019)
 - Main House 9 tons (6 tons replaced 2018)
- Gas: 1000 lb. propane tank
- WiFi: Yes



FEATURES & AMENITIES

The compound features a 78-panel solar system that provides approximately 30% of the total consumption of electrical power on an annual basis. Documented average monthly electric bill is \$372. The solar system is approved by Pedernales Electric Coop for maximum power output. The panel structure sits on the 4-car carport next to the casitas. The owners added a 10K back-up generator. The entire estate is fenced largely with the attractive and private cedar "Coyote Fencing," with a 7' game fence along the entrance.

Additional property amenities are a newly resurfaced sports court for basketball, short court tennis, and volleyball. A small greenhouse, an area for gardening, and an attractive outside cooking area. All water is provided by the well which has a filtration system plus 3,000-gallon concrete-lined storage tank. A large septic system serves all the improvements.

Ad Valorem Taxes 2019: \$23,000 including 2.4 acres ag exemption





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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date

