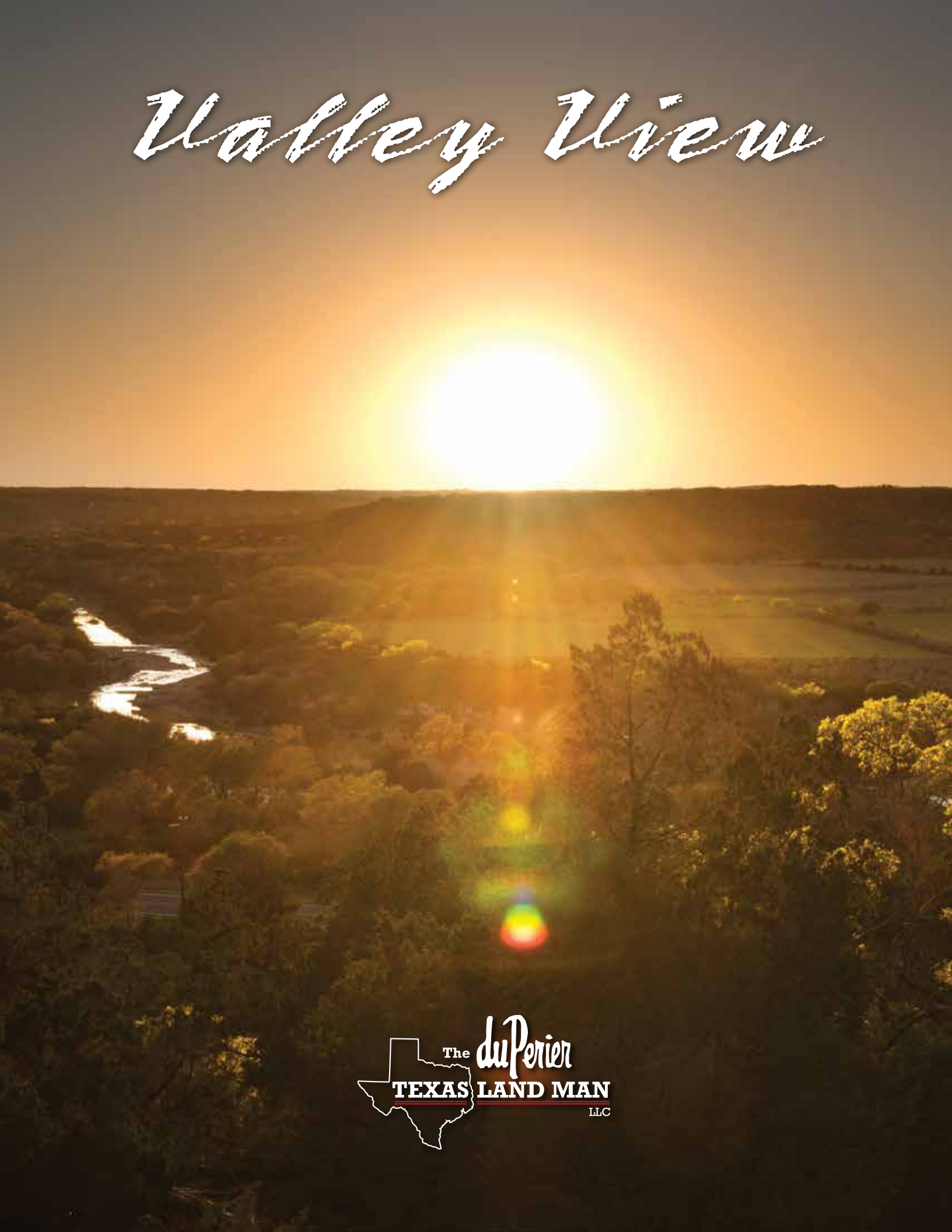


Valley View



The duPerier
TEXAS LAND MAN
LLC





VALLEY VIEW

131 ACRES | GILLESPIE COUNTY

This hilltop ranch with elevations of 2,000' lends itself to magnificent views of Crabapple Valley. First class improvements are centered on entertainment of guest, kids and grandkids. The main residence is a 2 bed/2bath 3,500± sq/ft hill country stone home with standing seam roof, outdoor patio and pool. Below the pool is an underground 500 bottle wine cellar. Attached to the main residence is a 1,000± sq/ft open floorplan entertainment area with grand fireplace, grill and massive sliding glass doors. What a great place to entertain friends and family in any kind of weather. There is a 1,300± sq ft guesthouse with 2 bed/2 bath, exercise room, kitchen and 3 car garage. There is also a large insulated barn with an attached finished out office or media area, 1 bed/1 bath, full kitchen and outdoor dining area with grill. Large vegetable garden has concrete pathways for ease of access anytime and is watered only by harvested rainwater. This ranch is located just 10 minutes from historic Fredericksburg with its renowned restaurants and vineyards. Also nearby is Boot Ranch, an exclusive members only golf resort and country club. Enchanted Rock state park is only minutes away. Look no further, this has everything you could want and more!

