

FEATURES SUMMARY

# BY THE *NUMBERS*

RESIDENCE (TOTAL)

---

6

Beds

4

Full Baths

2

Half Baths

6,294

+/- Interior SF

2013

Year Built

28.15

Acres\*

1,100 ft

Creek Frontage

VIEWS

---

Waterfront (Stevens Creek); TX Hill Country's rolling landscape.

HOA?

---

Yes; \$125 per month.

*\*6 contiguous parcels.*

## MAIN RESIDENCE

---

4      3      1      4,712  
Beds      Full Baths      Half Bath      +/- Interior SF

## SPORTSMAN'S CABIN

---

1      432  
Half Bath      +/- Interior SF

## BARN

---

2      1      1,150  
Beds      Full Bath      +/- Interior SF

## DEVELOPMENT

- Located within the private and gated community of Maverick, a new development (2021-2022) designed for ranch-style and large-acreage estates; community also includes miles of paved roads, live water creeks and lakes, and perimeter fencing for both added privacy and protection of its imported population of exotic wildlife that gently graze the land, such as oryxes and wildebeests
- Maverick also includes common amenities for its residents, such as a resort-style pool with surrounding deck and adjacent clubhouse, a tree-shaded park along the creek; outdoor sport courts (basketball and tennis/pickleball), and miles of hiking trails
- Located just minutes from the fast-growing cities of Kerrville and Fredericksburg, and within a modest drive of Austin (100 mins) and San Antonio (75 mins) and their international airports
- HOA of \$125 per month; includes groundskeeper service and maintenance of all community amenities

## MAIN RESIDENCE

- Situated on a large plot comprised of six (6) contiguous parcels totaling approx. 28.15 acres; includes sprawling lawns complimented by towering oak trees and picturesque views of Stevens Creek; the creek is sustained year-round by a concrete dam, ensuring continuous flow of live water (*Note: "Live water" in TX refers to open sources of aboveground water, such as streams, rivers, ponds and creeks*)
- Paved drive leads to single-story residence's porte-cochère; adjacent, three-car garage
- Robust construction, with a handsome exterior of Texas limestone
- Double iron entry doors open to foyer and living area featuring wood-framed glass doors, exposed wood-beamed ceilings, and large stone fireplace

- Chef's kitchen with Thermador appliances (refrigerator, gas cooktop with hood, dual wall ovens, warming drawer and dishwasher), center island with prep-sink, custom wood cabinetry, bar seating for up to five (5), walk-in pantry and adjacent breakfast nook
- Additional dining and entertainment room - ideally located between the kitchen and outdoor living areas, allowing for a seamless blend of indoor/outdoor environments - includes a designer fire pit, indoor DCS grill, wet bar with Perlick wine cooler and beverage cooler; wall of sliding glass doors opens to the outdoor living areas and oversized terrace with stone finishes
- Large utility room with sink, sewing/folding area and custom built-ins
- Spacious primary bedroom includes sitting area with fireplace; oversized walk-in closet includes custom built-ins
- Primary bath offers *his-and-hers* vanities, soaking tub, walk-in shower with stone finish, and private water closet
- Three (3) additional guest bedrooms, two (2) with en-suite baths

### SPORTSMAN'S CABIN

- Separate, 432-sf structure with stone exterior and covered porch; located just off the main residence's garages; ideal for entertaining or as a "man cave"
- Paved pathway runs between residence and cabin
- Interior comprised of open living area and one (1) half-bath; includes cedar-finished wet bar with built-in kegerator

### BARN

- Commercial-grade equipment barn constructed with insulated steel frame, measuring approx. 90 ft x 74 ft; includes five (5) large bay doors (12 ft x 10 ft); fully equipped with electricity and water service
- Barn interior includes lower-level living area with A/C, kitchenette and one (1) full bath; functional as a one-bedroom-plus-office or as a two-bedroom apartment
- Rear of barn offers additional, roofed bays with open, drive-in/drive-out access for parking vehicles/machines

**Disclaimers:** *Features listed herein are per the Property owner and/or its agents or assigns, and are subject to error. Figures used for items such as square footage, acreage or other measurements should be treated as approximations until otherwise verified. Buyers are encouraged to independently verify all information. Contact a Platinum representative with questions.*