

FEATURES SUMMARY

# BY THE *NUMBERS*

RESIDENCE (TOTAL)

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6

Beds

6

Full Baths

1

Half Bath

8,384

+/- Interior SF

1995

Year Built

21.14

Acres\*

1,600 ft

Lake Frontage

VIEWS

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Waterfront (private lake, Klein Branch & Stephens Creek); TX Hill Country's rolling landscape.

HOA?

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Yes; \$125 per month.

*\*2 contiguous parcels.*

## MAIN RESIDENCE

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5      5      1      7,427  
Beds      Full Baths      Half Bath      +/- Interior SF

## GUESTHOUSE

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1      1      957  
Beds      Full Bath      +/- Interior SF

## BARN

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4      2  
Stalls      Storage/Tack

## 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 two (2) contiguous parcels, totaling approx. 21.14 acres; includes sprawling lawns complimented by towering oak trees and picturesque views of a small, private lake, Klein Branch & 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*)
- Newly paved drive (2023) leads to charming, rustic arrival with large stone pavers and mosaic tile water fountain
- Split-level residence with 3 living levels; structure was specifically sited to appear "carved into" a small hillside, offering added privacy to the front of the home and dramatic views overlooking the water from the rear

- Custom ironwork, copper accents, hardwood flooring and various wooden finishes throughout interiors
- Double-door entry opens to foyer, which leads to a living room with exposed wood beam ceilings, a large stone fireplace, sunken saloon bar with brass sink, and “wall of windows” offering picturesque views; sliding glass door open to wraparound, waterfront terrace
- Dining area with custom cabinetry, granite-topped buffet table and walk-out access to terrace
- Chef’s kitchen with Sub-Zero refrigerator and freezer, separate ice-maker, Sub-Zero wine cooler, blue Viking range with double ovens, two (2) warming drawers, two (2) dishwashers, copper farmhouse sink, granite countertops, and bar seating
- Large, walk-in pantry/catering kitchen with custom cabinetry, sink and additional Sub-Zero refrigerator
- Impressive grand salon features soaring, 30-ft cathedral ceiling with exposed wood beams, coffered wood paneling, expansive stone fireplace, custom iron chandeliers, built-in entertainment center, floor-to-ceiling windows with water views, and walk-out access to wraparound terrace
- Utility room with custom cabinetry, dual washer/dryer hookups and sink; opens to “flex room” with additional storage and desk area
- Primary bedroom addition (completed in 2004); features private hallway access and includes stone fireplace, walk-in closet and sliding doors opening to wraparound terrace
- Primary bath with *his-and-hers* vanities, copper soaking tub, and shower with rainfall head
- “Junior primary” bedroom includes large sitting area, walk-in closet, en-suite bath with *his-and-hers* vanities and soaking tub, and access to wraparound terrace
- Two (2), lower-level guest bedrooms, each with en-suite baths and access to lower patio and lake
- Staircase of Austin limestone and iron leads to upper-level landing with sitting area
- Upper-level, “saloon-themed” bedroom includes private entrance, custom cedar bunkbeds, walk-in closets, an en-suite bath with saloon-style swinging door, double vanities and shower
- Expansive, wrap-around terrace (decking and railing replaced 08/2024) offers panoramic views of lake and grounds; lower level patio (beneath terrace) provides access to private lake via walking path

## GUESTHOUSE

- Located steps from main residence; consists of white stone exterior; interior living area of approx. 900 sf
- Open-concept living and dining are with terracotta flooring, vaulted tongue-and-groove ceiling with skylight, and stone fireplace
- Kitchenette with full-size refrigerator, sink, built-in cabinetry and pantry