

## **IMPROVEMENTS**

A rare find in West Texas, this custom-designed luxury home brings a level of craftsmanship and detail rarely seen in the area. Thoughtfully built with high-end finishes and one-of-a-kind features, this stunning 4,971 SF, 4-bedroom, 4.5-bathroom property offers a perfect blend of elegance, comfort, and functionality.

### **Elegant Interiors & Custom Finishes**

Step inside to discover multiple living spaces crafted for sophistication and functionality. The formal living room features a gas fireplace, setting an elegant tone, while the cozy family room boasts a wood-burning fireplace perfect for relaxed evenings. A dedicated wine room adds a touch of luxury, and two game rooms—one located downstairs with its own refrigerator and sink, and another upstairs equipped with a homework station and overlook into the family room—ensure ample space for recreation. An office is located to the left as you enter and it completes the interior layout. Throughout the home, a mix of marble, wood, tile, and carpet flooring elevates the design, while standout details like a marble-adorned bathroom emphasize quality.

### **Gourmet Kitchen & Butler Pantry**

The custom kitchen is a chef's dream, outfitted with double ovens, a warming drawer, spice pull-out drawers, an RO system, pull-out utensil storage, and deep drawers for pots and pans—all featuring soft-close drawers and cabinets. An added butler pantry further enhances functionality, providing additional storage and prep space. Tray storage cabinets ensure every tool is within reach, making meal preparation a delight.

### **Master Suite Retreat**

Retreat to the master suite, where luxury abounds with a dedicated master suite laundry room, his and her closets, and a private gas fireplace. The spa-like master bath offers a marble shower with a rain head and dual custom body sprays, complemented by a striking marble accent wall behind the soaking tub, and a makeup vanity thoughtfully equipped with outlets in drawers.

### **Modern Conveniences & Technology**

State-of-the-art AV and Sonos systems are seamlessly integrated throughout the home, while advanced security and intercom systems ensure peace of mind. A water softener guarantees optimal water quality for both daily use and the exquisite finishes.

### **Outdoor Oasis**

Step outside to a resort-style environment that is complete with pool, hot tub, bubblers, sundeck, outdoor kitchen, fire pit sheltered by a brand new pergola, and a putting green, all accented by pristine turf. On those cool evenings or your morning coffee, enjoy sitting by an outdoor wood burning fireplace.

### **Additional Structures**

Outside of the main house, there are two expansive 40x60 fully-insulated barns, which provide versatile space—one of which includes a 900-square-foot apartment with 2 bedrooms and 2 baths

(featuring a bedroom with built-in bunk beds). An RV covered storage area with full 50-amp hookups further enhances the property's functionality.

### **SITE CHARACTERISTICS**

The property has level to sloping topography, which is typical for the area. The property consists of native pasture that has standard net wire perimeter fencing with a rock and metal electric gate at the entrance. The subject is cross fenced into three tracts to allow for livestock grazing. There is rural water (Concho Rural Water Supply) run to water troughs. This property is located in the Wall ISD.

### **LAND SIZE**

The property consists of approximately 34.707 acres (plus or minus) based on information provided by the county appraisal district. The Tom Green County Appraisal District Property ID numbers: R000050987 and R000102591. Total real estate taxes were \$14,472,82.

### **LOCATION/ACCESS**

GPS Coordinates: 31.295337527087703, -100.40636503052787

The property is located on the west line of Hidden View Drive, south of Walling Pecan Road.

### **ROADS**

Hidden View Drive is a blacktop, county maintained road. There are gravel and dirt interior roads.

### **WILDLIFE & HUNTING**

There are deer, dove and varmints typical for the area.

### **LEASES & EASEMENTS**

None.

### **MINERALS**

None.

### **FINANCING**

This property is being offered for sale via cash or conventional.

Must make contact with Sterling D. Fryar, MAI (call/text/email) prior to any showings. Buyer must provide proof of funds or pre-approval prior to showing. Listing agent may request to be present at showings.

**\*\*Buyers Agent must be identified and present at first and all showings to participate in commission agreement(s). If this condition is not met, it will be the sole discretion of the listing broker.\*\***

Boundaries are approximate and are subject to a formal survey/plat.

## **DISCLAIMER**

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When buying investment property, the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Keller Williams Realty.