

Western Exposure Ranch
2810 Bridlewood Ranches Dr.
San Marcos, TX 78666

\$2,650,000
35.04± Acres
Hays County



Western Exposure Ranch
San Marcos, TX / Hays County

SUMMARY

Address

2810 Bridlewood Ranches Dr.

City, State Zip

San Marcos, TX 78666

County

Hays County

Type

Farms, Hunting Land, Ranches, Recreational Land, Horse Property,
Single Family

Latitude / Longitude

29.890318 / -98.059114

Taxes (Annually)

\$15,175

HOA (Annually)

\$1,200

Dwelling Square Feet

4,383

Bedrooms / Bathrooms

3 / 3

Acreage

35.04

Price

\$2,650,000



PROPERTY DESCRIPTION

Stunning custom home on gorgeous 35.04 acres (per plat) within the exclusive community of Bridlewood Ranches between San Marcos and Wimberley Texas. This home comes with top-of-the-line upgrades and incredible hill country views!

As you drive into Bridlewood Ranches, this esteemed community of acreage luxury homes, you will notice this property well before you arrive because it sits upon the highest point in the neighborhood. Upon entering the beautiful Western Exposure gate, you begin to realize this is not an ordinary property. Beyond the extravagant entry you will follow the drive up to the main residence which is surrounded by views in multiple directions. This scenic backdrop is the perfect setting for this incredibly well-built custom home designed by the seller.

As you enter this beautiful home you will notice the magnificent stonework made from stones gathered from the property. The custom finish, along with the abundant window views, will take your breath away. The amazing tile and wood floors along with the custom woodwork and cabinetry indicate the excellence in craftsmanship that went into this home. The vaulted wooden ceilings will amaze you as the interior incorporates with the openness and incredible window views. The entire home is wheelchair accessible with smooth floor transitions, an additional lower sink/counter in the kitchen, and primary bathroom for wheelchair access if needed.

The main home has a very friendly floorplan with three full bedrooms and three and a half bathrooms. Each bedroom has its own full bathroom and private door to the exterior. The primary bedroom is surrounded with windows exposing the view and linked to an extravagant bathroom and abundantly large closet with an island that is useful for packing suitcases or folding clothes. The thought that went into this design is apparent. Also, the primary shower stall is also wheelchair accessible and very large with amazing custom tilework and detail.

Other features of this home are an oversized laundry room, a craft room or office, and a very spacious porch to enjoy outdoor living while soaking up the views. The garage is an oversized, three-car with additional storage for ATV or equipment and extended carport space for extra vehicles as well. There is also a bonus room above the garage that is already connected to HVAC and electricity and could easily be finished for extra living space or game room, etc. The exterior stone construction, as well as the standing seam metal roof, show quality craftsmanship and curb appeal.

The barn/workshop is a workman's dream with metal construction including living quarters and two open overhead bays with a separate workroom for projects and benches etc. Above the barn there are living quarters with nicely finished apartment and a deck that overlooks the scenic property with nice views. There are two bedrooms and one bathroom with a full kitchen and a spacious living area offering excellent accommodations for guests. This apartment has an elevator for wheelchair access that is currently nonfunctioning but could be restored.

The 35.04 acres itself is a beauty to behold! Purgatory Creek is a wet weather creek that traverses the back portion of the acreage. Giant live oaks line the creek bed and fertile soils allow for incredible meadows with abundant bluebonnets in the spring. Riding around this land in a UTV is very enjoyable! The property backs up to a large ranch making the property secluded and giving it a much larger feel. Wildlife is abundant with many species including whitetail deer, hogs, and turkeys. Hunting is allowed with restrictions and this property comes ready with hunting blinds and feeders. The HOA manages an optional grazing lease that allows free ranging beautiful Texas longhorns to roam the property and benefit the owners with agricultural tax valuation.

There is a very good producing water well on the property that services both residences and livestock. The home could easily be converted to rainwater collection if desired. For those who work from home or enjoy streaming entertainment, the inclusion of fiber optics high-speed Wi-Fi addresses all your connectivity needs with unparalleled internet speeds. The property's multi-zoned air conditioning system ensures each area of the home remains comfortable year-round, adapting to Texas's varied climate with ease.

Bridlewood Estates is a higher-end acreage subdivision with spaciouly located luxury homes and paved roads. Low-cost HOA fees ensure you enjoy all that the community has to offer without undue financial burden, while distant views of the surrounding landscape invite moments of reflection and relaxation.

Conveniently located between Wimberley and San Marcos, Texas (15 miles to shopping in either town), with easy access to I-35 & the Hill Country, and equidistant between Austin Bergstrom and San Antonio Airports. Bridlewood Ranches Drive offers an exceptional living

experience that balances rural tranquility with convenient access to urban amenities.

Whether it's exploring local parks, engaging in outdoor activities, or simply enjoying the scenic views from your own backyard, this property promises a life filled with joyous moments and lasting memories. We invite you to discover what makes this property not just a house but a place to call home. Experience the perfect blend of luxury, comfort, and nature at Western Exposure Ranch!

Western Exposure Ranch is offered exclusively by West Pole Partners Team, Keller Williams Realty. All showings must be accompanied by Broker scheduled with advance appointment only. Please do not enter the property unaccompanied. For appointment or additional info please directly contact Sonny Allen, Broker Associate at [512-762-2563](tel:512-762-2563) sonny@gowestpole.com

Features –

Breathtaking Views

Amazingly Beautiful Custom Home

Multiple Living Quarters

Wheelchair Accessible Home

Amazing Land with Natural Beauty

Rural Setting Yet Close to Urban Amenities

Fiber Optics High-Speed Wi-Fi

Agricultural Tax Valuation

Gated Entrance

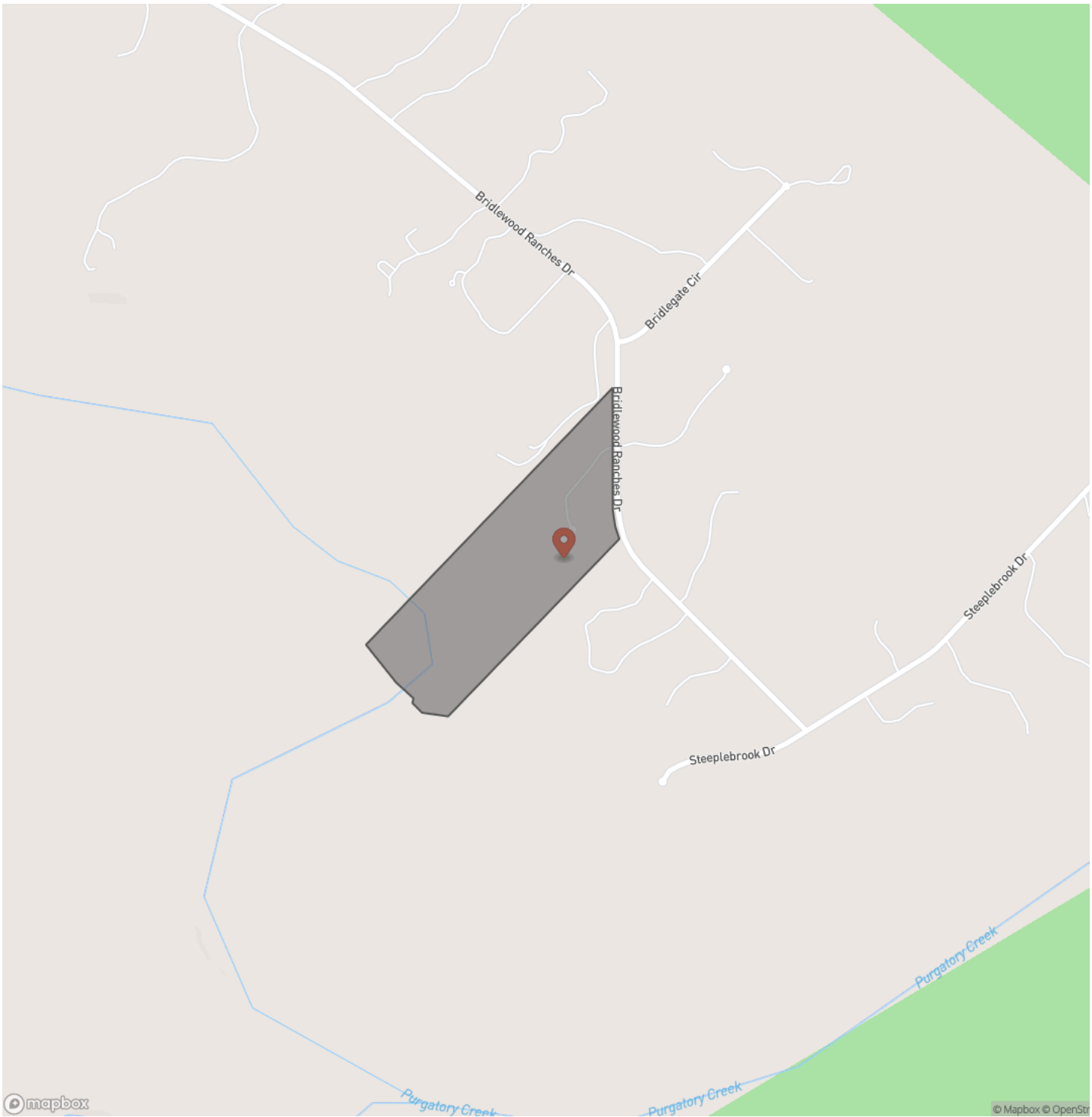
Cedar-cleared land

Perimeter Fencing

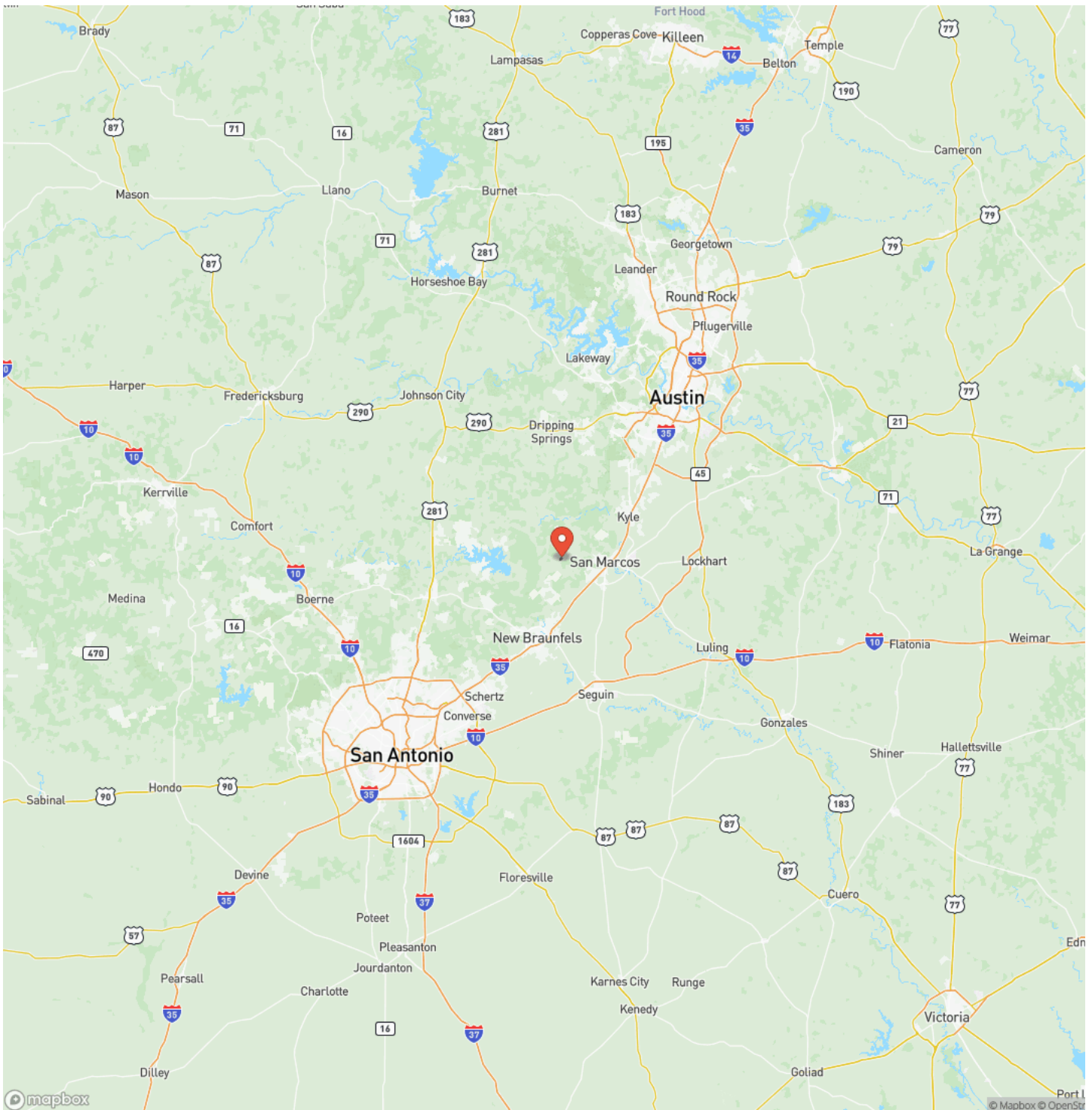
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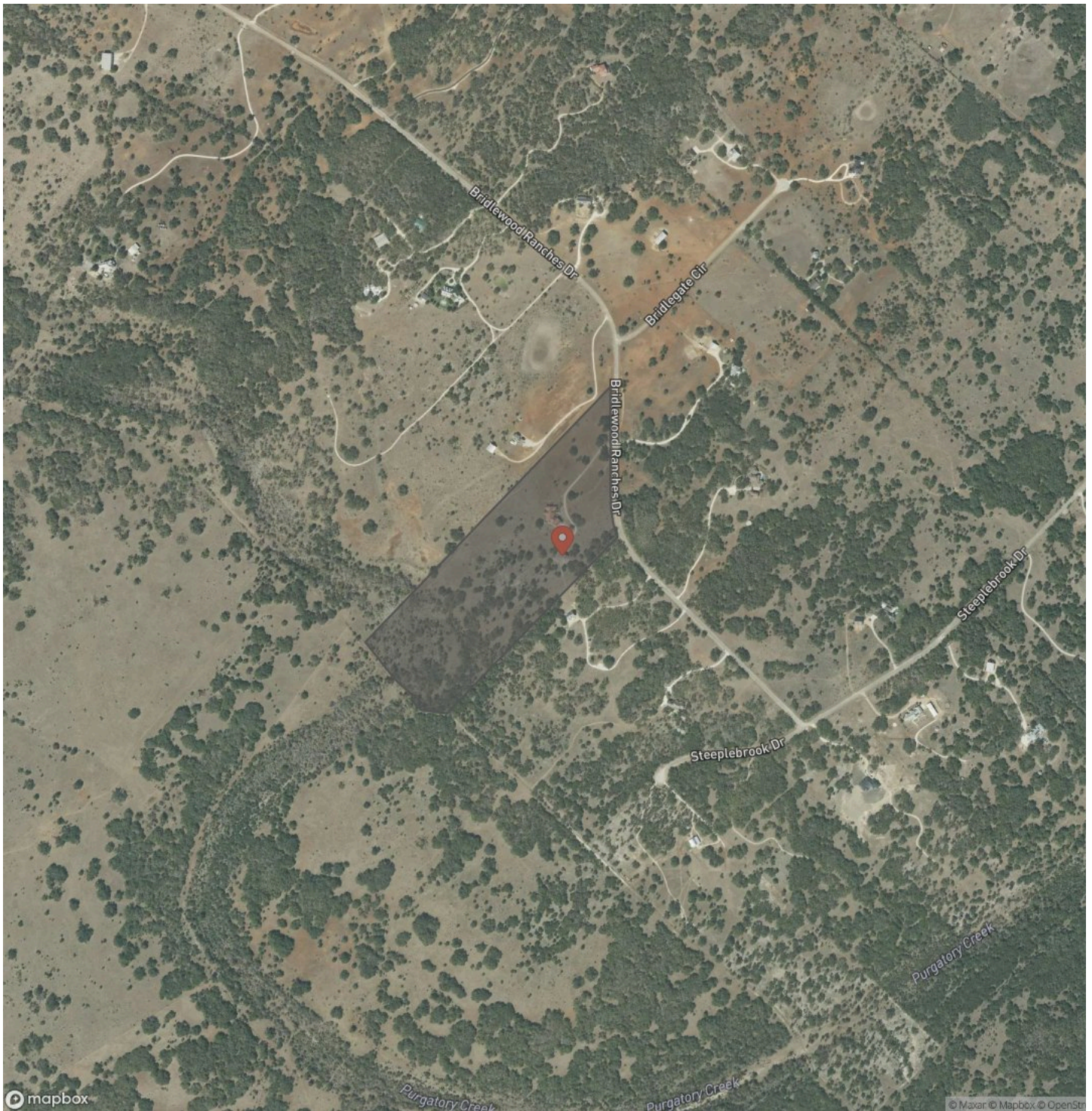
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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DISCLAIMERS

The information contained herein is believed to be true and correct. However, Agent/Keller Williams Realty or Seller does not give any warranty for its accuracy. It is the buyer or buyers agent responsibility to do due dilligence and verify all information.

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