

# **\$1,750,000 - 2200 Fischer Store Road, Wimberley**

MLS® #1263939

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## **\$1,750,000**

3 Bedroom, 4.00 Bathroom, 2,701 sqft  
Residential on 12.72 Acres

Mustang Valley Sec Three, Wimberley, TX

A private retreat nestled lakeside in the prestigious and highly desirable Mustang Valley subdivision. A winding driveway opens up to the single story Hill Country home overlooking the private Comanche Lake and gorgeous trees. A deep wrap around porch stretches across the back of the home so you can watch the sunrise over the water and enjoy the sounds of the morning coming alive. The property goes out into the lake and owns part of the land jutting out into the water. You can fish, swim and canoe from your own private oasis. The home has extensive upgrades including a gourmet kitchen with granite counter tops, built in refrigerator, extensive custom cabinetry and wine fridge. The living room has a gas log fireplace, tall wood beamed ceilings, and huge windows looking over the lake. Total of 3 full bedrooms and 3 and 1/2 baths with two offices. One office could be a 3rd bedroom in main house. Attached casita has a living area, kitchenette, loft and full bath. The home is serviced with a 25,000 gallon Rain Water Collection system (upgraded and serviced 2021) and the heating and cooling is a recently installed geothermal system. The attic has spray foam insulation and the home is extremely energy efficient. 1500 square foot metal shop with water and power and large 14x10 roll up door for RV storage. Shop has plug in for RV storage or power for shop. Low taxes, Wimberley ISD, minutes to HEB, shopping and great community amenities. Internet options with



Anvilcom and HughestNet. The property is accessed from Fischer Store Road with a private entrance. Cattle guard to be removed prior to closing. You will never want to leave once you set foot on your own private Hill Country lakeside resort.

Built in 2015

### Essential Information

ListingFeed	abor_vow
MLS® #	1263939
List Price	\$1,750,000
Sale Price	\$1,637,500
Sale Date	August 6th, 2021
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,701
Acres	12.72
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2200 Fischer Store Road
Subdivision	Mustang Valley Sec Three
City	Wimberley
County	Hays
State	TX
Zip Code	78676

### Amenities

Utilities	Electricity Available, Underground Utilities
Features	Common Grounds/Area, Playground, Park
Parking	Additional Parking, Door-Multi, Garage, Gated, RV Garage, RV Access/Parking

# of Garages	2
Garages	Garage Door Opener
View	Hills, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

### **Interior**

Interior	Concrete
Appliances	Built-In Refrigerator, Cooktop, Dishwasher, Gas Cooktop, Disposal, Refrigerator, Wine Refrigerator
Heating	See Remarks
Cooling	Central Air, See Remarks
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Outside
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Garden, Private Entrance, Rain Gutters, RV Hookup
Lot Description	Gentle Sloping, Many Trees, Trees Large Size, Views
Windows	Aluminum Frames, Window Treatments
Roof	Metal
Construction	Cement Siding, Stone, Spray Foam Insulation
Foundation	Slab

### **School Information**

District	Wimberley ISD
Elementary	Jacobs Well
Middle	Danforth
High	Wimberley