

# \$1,399,900 - 555 Field Road, Fischer

MLS® #3403180

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## \$1,399,900

4 Bedroom, 3.00 Bathroom, 2,263 sqft  
Residential on 14.05 Acres

Twin Bluffs, Fischer, TX

Country home with barn and 14 irrigated acres offers many possibilities. Live in house in its current state or update/remodel to taste and add value to property. 2 water strong water wells offer income potential by continuing to operate pecan/peach orchard or converting to grape vineyard. The tranquil, secluded setting and access to the Blanco River for floating and fishing was what appealed most to owners when originally purchased in 1974. Twin Bluffs is a small-rural subdivision. Ownership includes access to the Twin Bluffs Park which fronts the Blanco River. Reasonable deed restrictions in place to preserve value. ST Rentals not permitted. Many attractions within 1 hour. Wimberley, Canyon Lake, New Braunfels, Fredericksburg, Wineries, Vineyards, Dancehalls and Parks. Ag-Exemption in place.



Built in 1974

## Essential Information

ListingFeed	abor_vow
MLS® #	3403180
List Price	\$1,399,900
Sale Price	\$1,085,000
Sale Date	March 1st, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,263
Acres	14.05
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	555 Field Road
Subdivision	Twin Bluffs
City	Fischer
County	Hays
State	TX
Zip Code	78623

### **Amenities**

Utilities	Electricity Connected, Propane, Phone Connected, Sewer Connected
Features	Community Mailbox, Fishing, Gated
Parking	Circular Driveway, Carport
View	Rural
Waterfront	None

### **Interior**

Interior	Carpet, Parquet, Wood
Appliances	Built-In Electric Oven, Exhaust Fan
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Den, Gas Log
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Garden
Lot Description	Irregular Lot, Trees Medium Size
Windows	Aluminum Frames
Roof	Metal
Construction	Stone

Foundation          Slab

**School Information**

District	Comal ISD
Elementary	Mountain Valley
Middle	Mountain Valley Middle
High	Canyon Lake