

\$4,200,000 - 6600 Fm 32, Fischer

MLS® #3464616

\$4,200,000

4 Bedroom, 4.00 Bathroom, 7,234 sqft
Farms and Ranches on 30.00 Acres

N/A, Fischer, TX

Tucked away within 30 meticulously landscaped acres, between San Marcos and Wimberley, Rancho Mirando stands as a breathtaking Hill Country Event Venue & Luxury Guest Ranch, at an elevated position of panoramic views of the Devil's Backbone spanning over 2 counties. The land has undergone 15 years of restoration to native grasses & wildflowers and the removal of cedar trees allowing the installation of a 60 tree Olive Grove. This estate boasts a cool castle-like Hacienda, built in 2001, of 3834 sqft. With 4 bedrooms, 3 1/2 baths, 3 living areas, a fully equipped kitchen, a utility room, a double garage, two sprawling patios, and an ample 192+/- sqft storage area, it effortlessly accommodates up to 16 guests in true Texas comfort. Step outside, and you'll find an inviting oasis that includes a covered BBQ terrace, a refreshing pool with a cascading waterfall, and an adjacent 500 +/- sq ft tented area - all designed for relaxation & celebration while enjoying those captivating views. Across the way, is a view oriented, building constructed in 2011, the Pavilion. It is a contemporary Texas Hill Country style designed by AIA Architect Mark W Canada with approximately 3500 sqft of versatile space. Complete with multiple terraces, a fully equipped commercial kitchen, & spellbinding vistas. Descend the steps, and you'll come upon charming Bella Vista Bar & Patio & Park, complete with a welcoming serving bar and a limestone patio. The exquisite Bella Vista area stands as a



picturesque park amid natural beauty. The potential of this remarkable property is as boundless as your imagination. Ideal for weddings, rehearsal dinners, joyous celebrations, corporate and family retreats, inspiring cooking classes, memorable awards ceremonies, cinematic filming locations, and heartwarming family or class reunions. With 30 sprawling acres at your disposal, envision creating additional cottages or living spaces to expand your dreams. NOTE: Taxes & Tax Information are estimates.

Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	3464616
List Price	\$4,200,000
Sale Price	\$4,200,000
Sale Date	April 29th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	7,234
Acres	30.00
Year Built	2001
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

Community Information

Address	6600 Fm 32
Subdivision	N/A
City	Fischer
County	Comal
State	TX
Zip Code	78623

Amenities

Utilities	Electricity Available, Natural Gas Not Available, Propane, Sewer Connected, Water Connected
Features	None
Parking	Aggregate, Attached, Door-Multi, Electric Gate, Garage, Inside Entrance, Lighted, Private, Garage Faces Side, Storage
# of Garages	2
Garages	Garage Door Opener
View	Hills, Panoramic, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Concrete, Tile
Appliances	Built-In Electric Oven, Built-In Oven, Double Oven, Dryer, Dishwasher, Electric Cooktop, Electric Oven, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Den, Raised Hearth
# of Stories	1
Stories	One

Exterior

Exterior Features	Barbecue, Exterior Steps, Garden, Lighting, Outdoor Grill, Private Yard, See Remarks, Uncovered Courtyard, Arbor
Lot Description	Garden, Landscaped, Native Plants, Orchard(s), Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers Manual, Trees Large Size, Trees Medium Size, Views, Rolling Slope
Windows	Double Pane Windows, Vinyl, Wood Frames
Roof	Metal
Construction	Glass, Masonry, Stone
Foundation	Slab

School Information

District	Comal ISD
Elementary	Mountain Valley
Middle	Mountain Valley Middle

High

Canyon Lake