

# \$1,940,000 - 1375 Bridlewood Ranches Drive, San Marcos

MLS® #4790943

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## \$1,940,000

3 Bedroom, 3.00 Bathroom, 3,322 sqft  
Residential on 24.44 Acres

Bridle Wood Ranches Sec 1, San Marcos, TX

Nestled within the picturesque Bridlewood community lies this 24-acre gated sanctuary that beckons those in search of tranquility, privacy, & country living. Yet, it's a mere 10-min. drive away from both Wimberley Square & San Marcos/I-35.

This property offers an agricultural exemption with freely roaming cattle. Homeowners may also choose to opt for a wildlife exemption by fencing the property to embrace nature in its purest form.

As you step inside the beautifully maintained 3,322 sqft single-story home, a sense of superior craftsmanship immediately envelops you. Designed by Charles Roccaforte's Hill Country Plans & constructed by Briggs Construction Co., every corner is a testament to meticulous design. Hickory floors lead the way, guiding you through spaces adorned with 18+ ft ceilings & thoughtfully selected sink & light fixtures.

The primary bedroom is a sanctuary in itself, boasting a cozy sitting room, his & her closets, & direct access to the expansive back patio. Stepping onto the patio, you're greeted by sprawling views of wooded acreage & majestic oak trees.

Beyond the home, a well-appointed toy/equipment barn stands tall at 40'x60' and includes a 38'x12.8' air-conditioned space. It's perfect for storage, creative pursuits, or simply a refuge from the Texas heat.

What truly sets this estate apart is its location. A mere 45-min. drive takes you to both Austin



& San Antonio, giving you easy access to all the amenities of city life while ensuring you can return to your countryside haven at day's end.

The location offers school choice, with both Wimberley ISD & San Marcos ISD options available. Plus, the esteemed San Marcos Academy, a renowned preparatory school, is just min. away.

Priced to sell at \$1.998 million, this estate is a testament to attention to detail, high-end features, & an incredible location. It's your invitation to embrace the beauty of Texas Hill Country living while keeping the conveniences of the city within easy reach.

Built in 2012

### Essential Information

ListingFeed	abor_vow
MLS® #	4790943
List Price	\$1,940,000
Sale Price	\$1,850,000
Sale Date	March 28th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,322
Acres	24.44
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1375 Bridlewood Ranches Drive
Subdivision	Bridle Wood Ranches Sec 1
City	San Marcos
County	Hays

State TX  
Zip Code 78666

### **Amenities**

Utilities Electricity Connected, Other  
Features See Remarks  
Parking Circular Driveway, Door-Multi, Detached, Garage, Gated, Private, See Remarks  
# of Garages 2  
Garages Garage Door Opener  
View Hills, Trees/Woods  
Waterfront Seasonal

### **Interior**

Interior Carpet, See Remarks, Tile, Wood  
Appliances Built-In Oven, Cooktop, Dishwasher, Electric Oven, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Softener Owned, Stainless Steel Appliance(s), Tankless Water Heater  
Heating Central, Electric  
Cooling Central Air, Electric  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Wood Burning  
# of Stories 1  
Stories One

### **Exterior**

Exterior Features Private Yard, Rain Gutters, See Remarks  
Lot Description Private, Many Trees, See Remarks, Trees Medium Size, Trees Small Size, Views  
Windows Blinds, Screens  
Roof Metal  
Construction Masonry, Stone  
Foundation Slab

### **School Information**

District San Marcos ISD  
Elementary Hernandez  
Middle Miller

High

San Marcos