

\$1,199,000 - 2057 Wegener Trail, Fischer

MLS® #5867943

\$1,199,000

3 Bedroom, 2.00 Bathroom, 2,246 sqft
Residential on 25.00 Acres

N/A, Fischer, TX

N-E-W P-R-I-C-E Custom home surrounded by live Oak Trees built on top of the ridge overlooking a seasonal creek & pond. This location offers incredible sunsets & stunning Hill country views! Home was built in 2006, approx. 2246 SF w/3 bedrooms & a study (4th bedroom if needed). Massive double-sided fireplace between foyer & living area w/high ceilings. Seller purchased the property in 2015 since then many things have changed see "Improvements & Upgrades" list (See Docs). Open kitchen w/high-end stainless-steel appliances, breakfast bar & walk-in pantry. The dining area is open to the kitchen & living area. Living area offers high ceilings, large windows & built-in cabinetry. The foyer offers a sitting area w/wet bar, mini fridge & fireplace. Primary bedroom w/large bathroom w/large tub and separate shower & walk-in closet. Currently the 4th bedroom with closet is used as a study. Split floor plan w/two guest bedrooms & bathroom plus nice size utility room. Lovely, covered front & rear porches & screened porch area on rear patio w/access to primary bedroom. Low maintenance with stone & hardi exterior & metal roof. 2017 built 16'x 12' art studio w/restroom, built-in cabinets, and A/C & Heat. Room to park your RV with 50 AMP electric service, water & sewer. 30 x 40 Mueller insulated metal building w/solar panels & battery backup. 30,000-gallon rainwater collection tank & automated lawn sprinkler system. The property is currently under wildlife exemption, fenced on all sides. The terrain is



gently sloping down to the seasonal creek & pond. Whitetail deer & Wild Turkey visit often. If you're looking for end of road privacy & tranquility look no more. This property is located off FM 32 on Wegener Trail approx. 1.8 miles from the highway. Located in Fischer, between Blanco & San Marcos minutes from Canyon Lake. Approx. 1 hour to San Antonio or Austin. Wegener Trail is paved approximately .8 miles halfway to the property, the remaining .8th mile is gravel.

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	5867943
List Price	\$1,199,000
Sale Price	\$1,100,000
Sale Date	September 1st, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,246
Acres	25.00
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2057 Wegener Trail
Subdivision	N/A
City	Fischer
County	Comal
State	TX
Zip Code	78623

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, See Remarks, Water
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	Connected
Features	None
Parking	Attached, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Hills, Pasture, Trees/Woods
Waterfront	Creek, Pond, See Remarks

Interior

Interior	Tile, Wood
Appliances	Double Oven, Dishwasher, Exhaust Fan, Electric Water Heater, Gas Cooktop, Disposal, Gas Water Heater, Refrigerator, Stainless Steel Appliance(s), Water Softener, Water Purifier
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Living Room, Masonry
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters, RV Hookup, See Remarks
Lot Description	Gentle Sloping, Moderate Trees, Sprinklers Automatic, Views
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Frame, HardiPlank Type, Stone
Foundation	Slab

School Information

District	Comal ISD
Elementary	Rebecca Creek
Middle	Smithson Valley
High	Smithson Valley