

# \$1,394,000 - 270 Lone Man Overlook, Wimberley

MLS® #6905165

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## \$1,394,000

4 Bedroom, 4.00 Bathroom, 3,397 sqft  
Residential on 6.85 Acres

River Mountain Ranch Sec 5, Wimberley, TX

Views! Views! Views! This comfortable Ag-Exempt Texas Hill Country home was built for gatherings of family and friends. Recently remodeled, the downstairs living/breakfast opens on to a deck extending the width of the home. The dining room connects to the kitchen via a butler's pantry with ample storage and serving area. The back deck looks out onto the swimming pool and the incomparable Hill Country view. All bedrooms are located upstairs, along with a large "study" that can easily be converted to a bedroom. Also upstairs is a charming nook currently used as an exercise area and an additional flex space suitable for a den or gameroom. River Mountain Ranch boasts a park on the Blanco River exclusively for residents, which includes palapas for picnics and deep water suitable for swimming and kayaking. Texas Longhorns wander the community, thanks to the agricultural exemption. Conveniently located near Austin via FM 3237, River Mountain Ranch is minutes from the artist and musician enclave of Wimberley. Interstate 35 and San Marcos™ Texas State University and Outlet Malls are less than a 30-minute drive. Sellers are providing a \$10K allowance toward roof repair or replacement.



Built in 2003

## Essential Information

ListingFeed

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MLS® #	6905165
List Price	\$1,394,000
Sale Price	\$1,330,000
Sale Date	June 23rd, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,397
Acres	6.85
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	270 Lone Man Overlook
Subdivision	River Mountain Ranch Sec 5
City	Wimberley
County	Hays
State	TX
Zip Code	78676

### **Amenities**

Utilities	Phone Available
Features	Common Grounds/Area, Park
Parking	Circular Driveway, Garage, Garage Faces Side, Storage, Workshop in Garage
# of Garages	2
View	Hills
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Electric Cooktop, Ice Maker, Self Cleaning Oven, Water Softener Owned
Heating	Electric, Fireplace(s)
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Garden
Lot Description	Gentle Sloping, Many Trees, Trees Large Size, Views
Windows	Aluminum Frames
Roof	Shingle
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Wimberley ISD
Elementary	Jacobs Well
Middle	Danforth
High	Wimberley