

# \$5,995,000 - 1946 Backbone Ridge, Wimberley

MLS® #9301669

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## \$5,995,000

4 Bedroom, 7.00 Bathroom, 5,346 sqft  
Farms and Ranches on 49.76 Acres

Blanco Valley Ranches, Wimberley, TX

A once in a lifetime opportunity awaits at Backbone Ridge Ranch, one of Wimberley's most iconic and pristine properties. With its highly coveted location, Backbone Ridge Ranch is just minutes from downtown Wimberley "the Hill Country's epicenter of arts, gastronomy, and culture. A private hillside paradise, this iconic estate is nearly 50 acres with a mix of dramatic vistas, golden meadows, seasonal flowing water, and breathtaking ridge lines. The additional adjoining 50 acres are available to purchase as well. This versatile property creates the complete package for the discerning buyer in search of a move in ready, low maintenance private estate & ranch with unparalleled scenic views, wildlife, and nature on a grand scale. The 4,369 SQFT main home offers 4 en-suite bedrooms, including the primary suite. Enjoy the outdoors from the comfort of the outdoor living area complete with a kitchen, dining area and fireplace all overlooking the sparkling pool. Once again maximizing the connection to the surrounding countryside, the quarried limestone creates a gentle edge to the oversized 33,000-gallon pool. Multiple raised vegetable garden beds offer fresh produce for the gardener enthusiast or chef! A one-acre fence surrounds the home. Two separate 3 car garages offer additional space for car enthusiasts. Above each garage is a 487 SQFT private residence, complete with a full bathroom and well-appointed bedroom with extra sitting space, ideal for



multi-generational living, or a live-in nanny. Following LEED principles, the estate boasts 84 solar panels, rough-in electrical for 3 Powerwall Batteries, 24,000 gallon rainwater storage system, 6 Rinnai tankless water heaters, and LED lighting throughout. This property is 45 miles to both the San Antonio and Austin airport, 10 minutes to downtown Wimberley, 15 to San Marcos, 10 minutes to Canyon Lake, and 20 minutes to New Braunfels. Enjoy the luxury of true privacy only minutes from the conveniences of town.

Built in 2014

### Essential Information

ListingFeed	abor_vow
MLS® #	9301669
List Price	\$5,995,000
Sale Price	\$5,000,000
Sale Date	May 11th, 2022
Bedrooms	4
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,346
Acres	49.76
Year Built	2014
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1946 Backbone Ridge
Subdivision	Blanco Valley Ranches
City	Wimberley
County	Hays
State	TX
Zip Code	78666

## Amenities

Utilities	Electricity Connected, Water Connected
Features	Community Mailbox, Gated
Parking	Garage
# of Garages	6
View	Hills, Trees/Woods
Waterfront	Seasonal
Has Pool	Yes

## Interior

Interior	Tile, Wood
Appliances	Built-In Gas Range, Built-In Refrigerator, Dishwasher, Exhaust Fan, Disposal, Humidifier, Microwave, Wine Refrigerator
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Bedroom, Dining Room, Living Room, Outside, Stone
# of Stories	1
Stories	One

## Exterior

Exterior Features	Garden, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Garden, Native Plants, Private, Many Trees, Views, Rolling Slope
Windows	Insulated Windows, Window Treatments
Roof	Metal
Construction	Glass, Stone, Wood Siding
Foundation	Slab

## School Information

District	Wimberley ISD
Elementary	Jacobs Well
Middle	Danforth
High	Wimberley