

\$2,650,000 - 10489 Fm 794, Gonzales

MLS® #9915119

\$2,650,000

6 Bedroom, 5.00 Bathroom, 5,007 sqft
Farms and Ranches on 212.94 Acres

n/a, Gonzales, TX

Located in the city where the first shot of the Texas Revolution was fired, Gonzales is a city steeped in rich Texas history and is the proud originator of the famous phrase: "Come and Take It". Aside from its great location, this property offers a wide range of desirable features that make it an ideal homestead for ranchers and nature enthusiasts. The centerpiece of this property is the spacious 5 bedroom/3.5 bathroom 4,480 sq ft (per appraiser) home, which was meticulously designed and custom-built by the present owners in 2007. The home boasts a well-thought-out layout that emphasizes comfort and ranch elegance. The main living areas feature stained concrete floors while the kitchen and dining areas showcase gorgeous updated flooring that the present photos do not show. The kitchen countertops are adorned with polished granite and utilize electrical appliances. With the primary bedroom on the main floor and plenty of spare bedrooms upstairs, the home has a great layout for guests or children. Between the large upstairs bunk room and the downstairs game room, the present owners have boasted that the home is capable of entertaining and lodging up to 30 folks at a time. The roof of the main home is only three years old, ensuring longevity and durability, while the air conditioning system was installed in 2019. See inspection report dated 6/15/23 for additional details.

Approximately 85 miles as the crow flies from the coastline, this area of Texas is known for



its green rolling hills, lush forests of oak and pecan trees, and meandering rivers. Just 8 miles north of Gonzales, Texas, this location also takes full advantage of its easy access to San Antonio, Houston, or Austin via highway interstates. The drive time is approximately 2 hours to Houston, 1 hr and 15 minutes to Austin, and 1 hour to San Antonio. Seller will consider selling half of the presently owned minerals including mineral rights and surface rights. Ask Chris for more details on minerals.

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	9915119
List Price	\$2,650,000
Sale Price	\$2,600,000
Sale Date	November 16th, 2023
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,007
Acres	212.94
Year Built	2006
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	10489 Fm 794
Subdivision	n/a
City	Gonzales
County	Gonzales
State	TX
Zip Code	78629

Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	See Remarks
Parking	Attached Carport, Driveway, Detached, Gravel, Private
View	Pond, Pasture, Trees/Woods
Waterfront	Pond
Has Pool	Yes

Interior

Interior	Carpet, Concrete, Laminate
Appliances	Built-In Electric Oven, Built-In Electric Range, Dryer, Dishwasher, Disposal, Microwave, Oven, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry, Stone
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Rain Gutters, See Remarks
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Private, See Remarks, Trees Large Size, Trees Medium Size
Windows	Aluminum Frames, Screens
Roof	Composition, Shingle
Construction	Glass, HardiPlank Type, Masonry, Concrete, Stone, Vinyl Siding
Foundation	Slab

School Information

District	Gonzales ISD
Elementary	Gonzales
Middle	Gonzales
High	Gonzales