

\$1,250,000 - 412 Field Rd, Fischer

MLS® #1746245S

\$1,250,000

3 Bedroom, 2.00 Bathroom, 2,369 sqft

Residential on 2.35 Acres

Twin Bluffs, Fischer, TX

Welcome to the small private gated community of Twin Bluffs. Enter and find your little slice of heaven! Turn into 412 Field road and slowly wind through serene woods to the well built stone and stucco home atop the bluff overlooking the Blanco River below. As you enter the home you will immediately feel as though you are in a luxury treehouse. Your looking out at towering Pecans through the full wall of beautiful Andersen Wooden windows. There is a large stone fireplace on your right. Imagine cozy winter nights nestled close to the fire! Venture further to the multi level deck and further down the custom metal stairs to the Pecan and Cypress parklike river bottom below. Your looking across the river at a private 200-plus acre estate!

-3

bedrooms and 2 baths -Huge master suite

-Andersen wooden windows -open

kitchen/living room -office/study -approx 1200

sqft/ garage/shop -113 ' river front with

additional access up and down the riverfront!

Located about 8 miles west of Wimberley.

About 1/4 mile up river from John Knox ranch.

Essential Information

MLS® # 1746245S

Price \$1,250,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2



Square Footage	2,369
Acres	2.35
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active
Pool Description	None

Water Feature/View

Is Waterfront	Yes
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Community Information

Address	412 Field Rd
Area	3100
Subdivision	Twin Bluffs
City	Fischer
County	Hays
State	TX
Zip Code	78623

Amenities

Amenities	Controlled Access, Waterfront Access
Parking	Detached

Interior

Interior	1st Floor Lvl/No Steps, Attic - Access only, Attic - Partially Finished, High Ceilings, Island Kitchen, Liv/Din Combo, Laundry Main Level, Open Floor Plan, Pull Down Storage, Skylights, Study/Library, Unfinished Basement, Utility Room Inside, Walk in Closets
Appliances	Ceiling Fans, Custom Cabinets, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Ice Maker Connection, Microwave Oven, Private Garbage Service, Self-Cleaning Oven, Solid Counter Tops, Smoke Alarm, Stove/Range, Washer Connection
Heating	Central
Cooling	One Central, Two Window/Wall, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	1

Exterior

Exterior	Stucco, Stone/Rock
Exterior Features	Deck/Balcony
Lot Description	Blanco River, Riverfront
Roof	Metal
Construction	Pre-Owned

School Information

District	Wimberley
High	Wimberley

Additional Information

Date Listed	January 19th, 2024
Days on Market	180
HOA Fees	100
HOA Fees Freq.	Annually
Gated Community	Yes