

\$649,000 - 242 Flanders, Fischer

MLS® #582582

\$649,000

4 Bedroom, 3.00 Bathroom, 2,229 sqft
Residential on 1.10 Acres

Legends Rancho Del Lago 2, Fischer, Texas

Welcome to this charming and solidly built home nestled in the serene community of Fischer, Texas. While the property includes a generous in-ground concrete pool—a rare luxury in our tranquil setting—there’s a disclosure of potential Alkali-Silica Reaction (ASR) in the pool’s concrete.

ASR, sometimes referred to as "concrete cancer," is a chemical reaction that can produce gel-like expansion and cracking in concrete over time. Pools in Central Texas, particularly those constructed from approximately 2017 onward, have shown signs of ASR due to shortages in fly ash a critical additive traditionally used to reduce ASR risk—combined with the region’s reactive aggregates and humid conditions.

Because of this, the listing price has been adjusted downward to reflect the possibility of ASR.

Here’s what you need to know:

Despite potential ASR concerns, the pool remains functional and usable future homeowners may enjoy it for years before anything becomes critical.

The rest of the home stands strong without known structural issues, and this adjustment presents a unique opportunity for both lifestyle enjoyment now and budget-conscious



long-term planning.

This home is perfect for buyers who appreciate a ready-to-enjoy pool while also wanting the flexibility to remodel or replace down the road.

Built in 2019

Essential Information

MLS® #	582582
Price	\$649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,229
Acres	1.10
Year Built	2019
Type	Residential
Sub-Type	Single Family
Style	Ranch
Status	Active
Has Pool	Yes

Water Feature/View

View	None, Pool
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Community Information

Address	242 Flanders
Subdivision	Legends Rancho Del Lago 2
City	Fischer
County	Comal
State	Texas
Zip Code	78623

Amenities

Utilities	Above Ground Utilities, Electricity Available, Phone Available, Trash Collection Private
Features	Gated
Parking	Attached, Garage, Garage Faces Front

# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Ceramic Tile
Appliances	Built-In Oven, Dishwasher, Disposal, Electric Range, Microwave, Oven, Range, Range Hood, Some Electric Appliances, Tankless Water Heater, Vented Exhaust Fan, Water Softener Owned
Heating	Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Covered Patio, Fire Pit, Private Yard, Storage
Windows	Window Treatments
Roof	Composition, Shingle
Construction	Stucco
Foundation	Slab

School Information

District	Comal ISD
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Additional Information

Date Listed	June 18th, 2025
Days on Website	135
Days on Market	131
Gated Community	Yes

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