

\$771,990 - 213 Lets Roll Dr, Fischer

MLS® #8076335

\$771,990

4 Bedroom, 3.00 Bathroom, 2,974 sqft

Residential on 1.00 Acres

Summit Estates At Fischer 1, Fischer, TX

The seller would consider an owner financing deal. Hill Top Views! Tucked privately on the pinnacle of a gently curving landscape in the heart of the Texas Hill Country, this sprawling property features a 2,974 sqft home nestled on a 1-acre lot with the best views in all of Fischer, Texas. Your living room has views that span miles, from the soaring ceilings to the wall of windows. You have a floor-to-ceiling fireplace with a raised hearth. Your kitchen features an island with a limestone base, subway tile backsplash, built-in ovens + microwave, built-in wine rack, farmhouse basin sink, smooth cooktop, and walk-in pantry. Located at the front of the home is a powder room perfect for guests and a dedicated office or mixed-use space. The large primary suite will not disappoint, with its sprawling views through extra-large windows and ample storage spread across two closets, including a huge walk-in closet with custom built-ins. The ensuite features a soaking tub framed by a window with more hill country views, a walk-in shower, a water closet with linen storage, and a double vanity framed by multiple built-ins. Your other bedrooms are generously sized, with a secondary bath conveniently located between them, as a bonus area upstairs. When it's time to relax, venture out into your expansive outdoor living space under the covered patio. Nature enthusiast? You'll love all of the butterflies and hummingbirds. Escape to the Texas Hill Country to play in the waters of Canyon Lake. Enjoy jet skiing on the lake,



hiking the various trails near the home,
browsing the boutique shops in town, and
being close to the main roads. Two adjacent
acres are available and negotiable. Current
appraisal valued at \$790K. Whole-house water
filtration system. 400 amp Electric service to
allow for a guest house. Two thousand
twenty-four taxes were \$6,467.66. (Appraisal
districts' numbers are overstated) Live Life In
Luxury With Private, Breathtaking Sunsets
From Home!

Built in 2022

Essential Information

MLS® #	8076335
Price	\$771,990
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,974
Acres	1.00
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills
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Community Information

Address	213 Lets Roll Dr
Area	CM
Subdivision	Summit Estates At Fischer 1
City	Fischer
County	Comal
State	TX
Zip Code	78623

Amenities

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Attached, Door-Multi, Garage
# of Garages	3

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Electric Water Heater, Disposal, Microwave, Electric Cooktop, Water Softener Owned
Heating	Central
# of Fireplaces	1
Fireplaces	Wood Burning
Stories	One and One Half

Exterior

Exterior Features	Exterior Steps, Rain Gutters
Lot Description	Back Yard, Many Trees, Trees Medium Size, Garden, Native Plants
Roof	Composition, Shingle
Construction	Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Comal ISD
Elementary	Rebecca Creek
Middle	Mountain Valley Middle
High	Canyon Lake

Additional Information

Date Listed	June 3rd, 2025
Days on Website	154
Days on Market	149
HOA Fees	100
HOA Fees Freq.	Annually

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