

\$2,499,000 - 107 Bluff Rd, Fischer

MLS® #1695065

\$2,499,000

5 Bedroom, 5.00 Bathroom, 2,978 sqft
Residential on 1.13 Acres

Twin Bluffs, Fischer, TX

A very special opportunity to access property on one of the most coveted stretches of the Blanco River. Twin Bluffs boasts crystal clear deep water perfect for kayaking, paddle boarding, floating & boulder jumping. Be sure to click on the video to see drone footage of the river. Limestone cliffs jut out of the water creating spectacular rock formations all around you. This truly is a magical hill country oasis. The home is perfectly situated overlooking the river & was recently renovated by a local Hill Country builder/designer who has an eclectic design approach blending modern and rustic elements and incorporating found objects (vintage pantry door & antique weathered beams) to create a truly unique one-of-a-kind home. As you enter through the double glass doors, you are met with soaring floor to ceiling windows and an open floor plan. Luxury finishes, high quality materials, and meticulous attention to detail shine throughout this stunning home. The well-designed floor plan includes 5 bedrooms, 4.5 baths, & a media room/game room. Home provides an indoor/outdoor living experience w/wrap around deck shaded by majestic oaks. Thoughtfully renovated, this modern home features hardwood floors, designer tile, wood burning fireplace & expansive outdoor living spaces. Chef style kitchen is perfect for entertaining w/custom cabinets, gourmet appliances, large island & walk-in pantry. Owners' suite boasts views of the hill country & a serene spa-like bathroom w/soaking tub,



walk-in shower, double vanity & custom lighting. Two additional King Suites on the 1st floor w/ensuite baths & walk-in closets. Head down to the media room. Floating stairs take you up to the 4th & 5th bedroom & shared bathroom. The best part of all is the pristine Blanco River accessible by a private staircase down to the Twin Bluff's river park and the waters edge where you can take a dip in the river or take the community driveway down & bring all your toys (kayaks, paddle boards and coolers, etc).

Built in 1980

Essential Information

MLS® #	1695065
Price	\$2,499,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,978
Acres	1.13
Year Built	1980
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, A-Frame, Contemporary, Texas Hill Country
Status	Active

Community Information

Address	107 Bluff Rd
Area	3100
Subdivision	Twin Bluffs
City	Fischer
County	Hays
State	TX
Zip Code	78623

Amenities

Amenities	Park/Playground, Waterfront Access
Parking	None/Not Applicable
Is Waterfront	Yes
Pool	None

Interior

Interior	Two Living Area, Attic - None, High Ceilings, Island Kitchen, Laundry Main Level, Media Room, Open Floor Plan, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Central Distribution Plumbing System, Chandelier, Ceiling Fans, Carbon Monoxide Detector, Custom Cabinets, Disposal, Dryer Connection, Dryer, Dishwasher, Electric Water Heater, Gas Cooking, Ice Maker Connection, Microwave Oven, Private Garbage Service, Refrigerator, Self-Cleaning Oven, Solid Counter Tops, Smoke Alarm, Stove/Range, 2+ Water Heater Units, Vent Fan, Washer Connection, Washer
Heating	3+ Units, Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, One, Stone/Rock/Brick, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Wood
Exterior Features	Double Pane Windows, Deck/Balcony, Has Gutters, Partial Fence, Ranch Fence, Storage Building/Shed, Mature Trees, Wire Fence
Lot Description	2 - 5 Acres, Blanco River, Bluff View, Level, Mature Trees (ext feat), Partially Wooded, Secluded, Water View, Water Access, On Waterfront
Roof	Metal
Construction	Pre-Owned

School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	June 11th, 2023
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Days on Market	332
HOA Fees	200.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Keller Williams Realty
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