

# \$7,500,000 - 350 Ridgeview, Pleasanton

MLS® #1845745

**\$7,500,000**

9 Bedroom, 10.00 Bathroom, 6,243 sqft

Residential on 147.00 Acres

RIDGEVIEW RANCHETTES, Pleasanton, TX

In Pleasanton, Texas, just 30 miles south of the City of San Antonio, a remarkable property awaits discovery. This 6,243-square-foot mansion and 10,000+-square-foot barndominium, once the sanctuary of renowned architect Victor Salas, stand as symbols of luxury and endless possibilities. Situated on approximately 147 acres, which includes nearly a mile and a half of Interstate 37 frontage, the estate includes 9 bedrooms and 9.5 bathrooms, as well as an expansive conference and entertainment space which houses three full efficiencies and two additional bedrooms. The potential uses for this property and land are vast, from endless venue ideas (retreats, weddings, etc.) to agricultural use and commercial development potential (and more). The owner is open to selling approximately 128 acres of frontage land separately. The possibilities for the land, mansion, and barndominium are endless and await their new owner to bring them to life. An Architectural Masterpiece, this mansion is adorned with intricate stonework, handcrafted wood doors, and exotic fixtures, epitomizing architectural excellence. Inside, the home features a grand great room, a chef's kitchen, formal dining, an office, luxurious bedroom suites, a vault, multiple fireplaces, and built-in handcrafted shelving masterpieces in the den and throughout. Four oversized bedrooms in the mansion have custom walk-in closets and their own ensuites. The key to its energy efficiency is the thick stone walls and



5-foot-thick slab foundation, which provide natural insulation. The commercial-grade kitchen is perfect for events, catering, or a high-end dining experience. The home is truly a sprawling, climate-controlled event space, perfect for large gatherings, parties, or retreats. Outdoor amenities include stunning views from your second-story wrap-around decks, a full-length basketball court, a pool, ponds, and two gazebos with fireplaces. Constructed with steel-beam framing like the mansion, the 10,000 SF barndominium offers versatile space for anything from running your own business to storing exotic vehicles, woodworking, or serving as a barn for equestrians. Aviation enthusiasts can use it as a small aircraft hangar with plenty of leftover space to store vehicles and other equipment. Choose your fancy. A private 5,000-ft approved airstrip allows for the convenience of landing your own small plane. The property has rich agricultural potential, with previous successful fruit, hay, and vegetable harvests. The land, paired with the flexible utility of the barndominium, is a winemaker's paradise. This property's commercial potential makes it an ideal location for a range of development possibilities, or it can simply be called your new home.

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 1845745     |
| Price          | \$7,500,000 |
| Bedrooms       | 9           |
| Bathrooms      | 10.00       |
| Full Baths     | 9           |
| Half Baths     | 1           |
| Square Footage | 6,243       |
| Acres          | 147.00      |
| Year Built     | 2005        |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Single Family Detached |
| Style    | Two Story              |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 350 Ridgeview        |
| Area        | 2900                 |
| Subdivision | RIDGEVIEW RANCHETTES |
| City        | Pleasanton           |
| County      | Atascosa             |
| State       | TX                   |
| Zip Code    | 78064                |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | None                                       |
| Parking   | Detached                                   |
| Has Pool  | Yes                                        |
| Pool      | In Ground Pool, AdjoiningPool/Spa, Hot Tub |

### Interior

|                 |                                                                                                                                                                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Three Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Walk in Closets |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection                                                                                                                                                                                                      |
| Heating         | Central                                                                                                                                                                                                                                                |
| Cooling         | Three+ Central                                                                                                                                                                                                                                         |
| Fireplace       | Yes                                                                                                                                                                                                                                                    |
| # of Fireplaces | 3                                                                                                                                                                                                                                                      |
| Fireplaces      | Three+, Living Room                                                                                                                                                                                                                                    |
| # of Stories    | 2.0                                                                                                                                                                                                                                                    |
| Stories         | 2                                                                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Rock/Stone Veneer, Masonry/Steel, Steel Frame                                                                                                            |
| Exterior Features | Patio Slab, Double Pane Windows, Storage Building/Shed, Mature Trees, Detached Quarters, Additional Dwelling, Workshop, Garage Apartment, Private Tennis |
| Lot Description   | County Vlew, Horses Allowed, 15 Acres Plus, Hunting Permitted, Mature                                                                                    |

|              |                                    |
|--------------|------------------------------------|
|              | Trees (ext feat), Pond /Stock Tank |
| Roof         | Other                              |
| Construction | Pre-Owned                          |
| Foundation   | Slab                               |

### **School Information**

|            |            |
|------------|------------|
| District   | Pleasanton |
| Elementary | Pleasanton |
| Middle     | Pleasanton |
| High       | Pleasanton |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 265                 |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Agent  | Sebastiano Formica |
| Listing Office | eXp Realty         |

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