

283 Hills of Bandera Road



Texas Modern Farmhouse, purposely designed to frame the inspiring Hill Country views seen from this hilltop site, on **16 ACRES**. Located 10 min. from Bandera, the views are of the 5000 ac. Texas State Natural Area. Powered by solar panels, this home is off the grid. Designed to watch the play of light and bring the outside in, the central space has floor to ceiling windows, with ceilings that soar to 22'. This 3 bedroom, 2.5 bath home is built of concrete, wood, stone, and glass. The use of repurposed wood, brick, and industrial fixtures is a tribute to a bygone time, giving contrast to the cool, clean, modern elements of the home. The home is cozy enough for two but can easily accommodate larger gatherings. The Hills of Bandera Ranch strives to minimize nighttime light pollution with outdoor lighting guidelines, making this a great location to watch the full eclipse of the sun in 2024. **\$1,200,000**.



Gail Stone Realty

334 Main Street | Bandera, TX | 830.796.4640

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283 Hills of Bandera Rd. - Property Features

Location: The Hills of Bandera Ranch is located about 11 minutes from Bandera, and only 30 minutes to an hour from Boerne, Kerrville and San Antonio. The Hill Country State Natural Area borders the Hills of Bandera Ranch.

The Property: 16 Acres with dynamic views. To the east, the views are of the sprawling Middle Verde Ranch. To the west, the views are of the 5000 ac. State Natural Area. The 2140 sq. ft. home sits at the top of the hill at a 1680-foot elevation. Powered by solar panels, the home is off the grid. There are oak motts to explore and hammocks strung under shade trees for relaxation. On chilly nights the fire ring is the place to watch the sunset, and at dawn, you can watch a full moon slip behind the hills. The Hills of Bandera Ranch strives to minimize nighttime light pollution with lighting guidelines in its covenants, making this a great location to watch the full eclipse of the sun in 2024. The Hills of Bandera Ranch is a gated community.

The Home: This modern farmhouse is purposely designed to take full advantage of this inspiring Texas Hill Country view. It's built of a combination of poured concrete, wood, stone, and glass. It incorporates the use of repurposed wood, brick, and industrial fixtures that harmonize with the cool, clean, modern elements of the home. The great room has ceilings that soar to 22', with a wall of windows looking out towards the east. There is an outdoor living area just beyond the great room. The roof is a standing seam metal, and the floors are flawless polished concrete. The wooden antique doors throughout the home were chosen for the warmth and character they bring to the space. Each and every door is unique. In true farmhouse style, there's a screened porch. Originally designed as a sleeping porch, it is now a cozy spot for morning coffee or a dry spot to watch the rain. The home was designed as a getaway for a young family of three, but it can easily accommodate larger gatherings when company comes.

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Kitchen: 9 x 13', with custom built cabinets, quartz countertops, brick backsplash and stainless appliances. The use of repurposed wood on the cabinet fronts reminds us of kitchen farmhouses of a bygone era. The 4-burner gas range is a home chef's delight.

Dining area: The interior dining area, adjacent to the kitchen, has floor to ceiling windows for unobstructed views. It measures 9 x 12'. Off the kitchen and dining area is a 6 x 6' pantry with antique doors.

Primary suite: Light-filled 12 x 16' with floor to ceiling corner windows, and a feature wall of reclaimed pine. The master bath has a double sink vanity. There is a play between the surfaces of the quartz countertops, repurposed wood cabinetry, and industrial fixtures. Enjoy the fun pop of iridescent blue from a custom Istanbul tile in the walk-in shower.

On the other side of the great room are two additional bedrooms, a bathroom and a laundry room.

Bedroom #2 also has floor to ceiling corner windows. It measures 11 x 10' with custom built shelving and walk-in closet.

Bedroom #3 is 11 x 12'. Created as a guest bedroom, it has a large window facing the eastern view. There's plenty of room for a bed and luggage, but no closet.

Hall Bath: The bath for these two bedrooms includes a large single vanity, quartz counter, and custom repurposed wood shelves and drawers. There's a tile shower/tub combination in this bathroom.

Off the primary suite is an additional entrance which has a dual purpose as a mudroom. It has custom shelves and hooks to hold backpacks and gear. It includes a 6 x 7' half-bath featuring reclaimed wood walls and shelves, an antique farm sink, and industrial fixtures.

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Study/studio: There is a very private study or studio with a separate entrance. The floor to ceiling corner window is designed to provide a place to rest your eyes while reading, writing, and creating. This private space incorporates custom wood shelves for a small library. It has a separate mini-split system that heats and cools it. This room measures 7.5 x 11.5'.

Garage: The 864 sq. ft. garage incorporates 32 solar panels on the roof. There are 4 Tesla batteries that store the electricity produced by the panels and are located inside the garage. There are 3 bays with overhead doors for vehicles, and another 190 sq. ft. for a work bench and additional storage. Upstairs is another +/- 500 sq. ft, accessed by a ladder. It is heated and cooled by a mini-split system and is currently used as a bunk house for children.

Solar power system: The 32 solar panels are located on the garage roof and feed solar energy to the home. There are 4 Tesla battery storage units. The system is monitored and managed by an app that displays the homes daily energy consumption. There's a 900 gal. propane tank that powers a back-up generator. When power is not being used in the home, the Tesla batteries stop producing to protect the batteries. The home is not connected to the grid. If the new owner plans to use more electricity than the current owners, there's the option of adding more solar panels or connecting to the grid through Bandera Electric Coop.

Well: Drilled to 960' deep into the Cow Creek Aquifer, the well pump is set at 760'. There's a 2500 gallon water storage tank located on the west side of the garage. **Septic:** There's an aerobic septic system on the east side of the home.

Propane: 900-gallon tank – powers the kitchen range and hot water heater. It also powers a propane generator connected to the system. On a day when you might run out of solar power, the generator can power the entire house while the batteries are recharging.

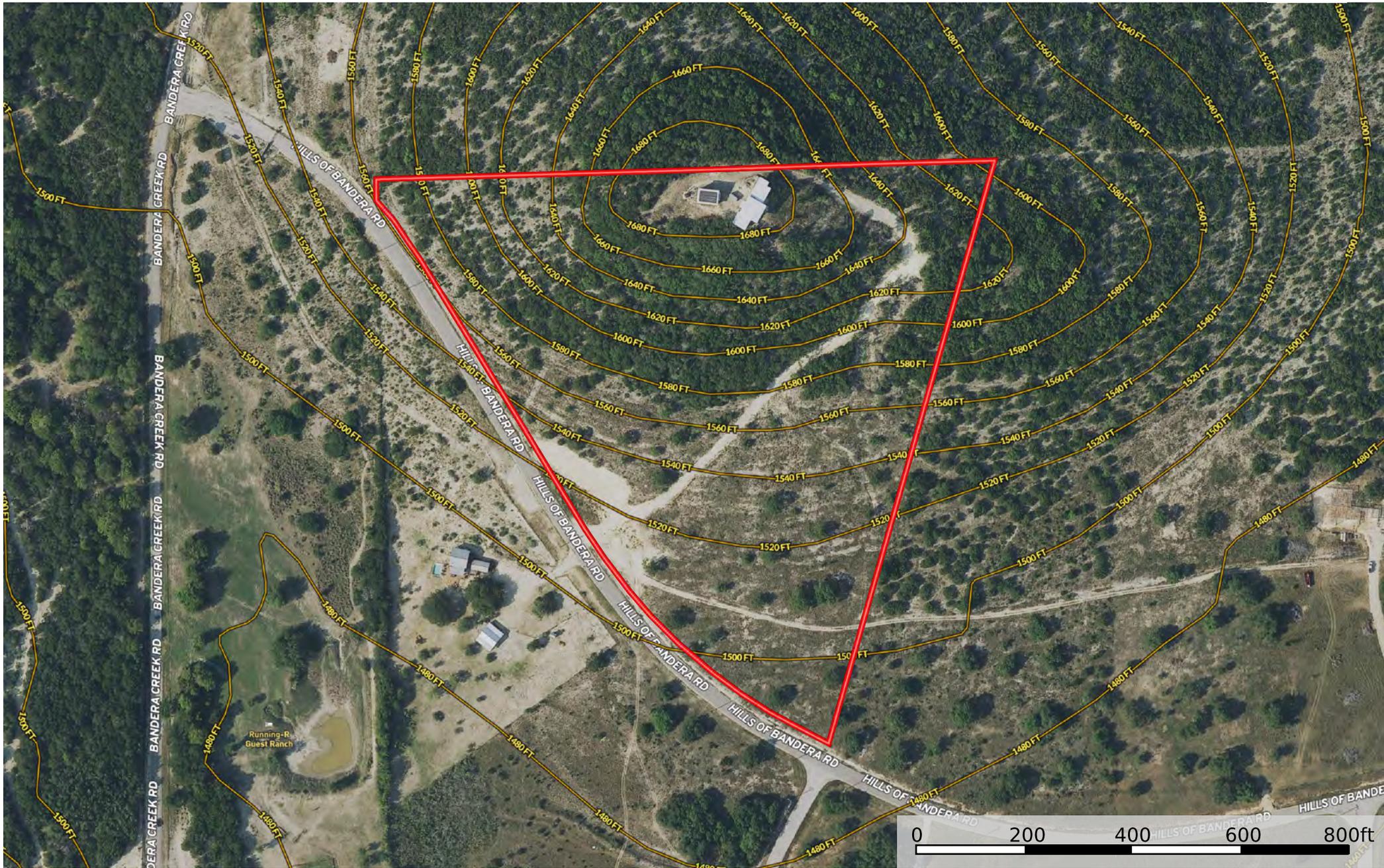
Internet: The owners use AT&T hotspots to power laptops and the television.

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283 Hills of Bandera

Texas, AC +/-



 Boundary

MANSFIELD SURVEYING
P.O. BOX 3111
BANDERA, TX 78003
830-688-2786

SURVEY PLAT

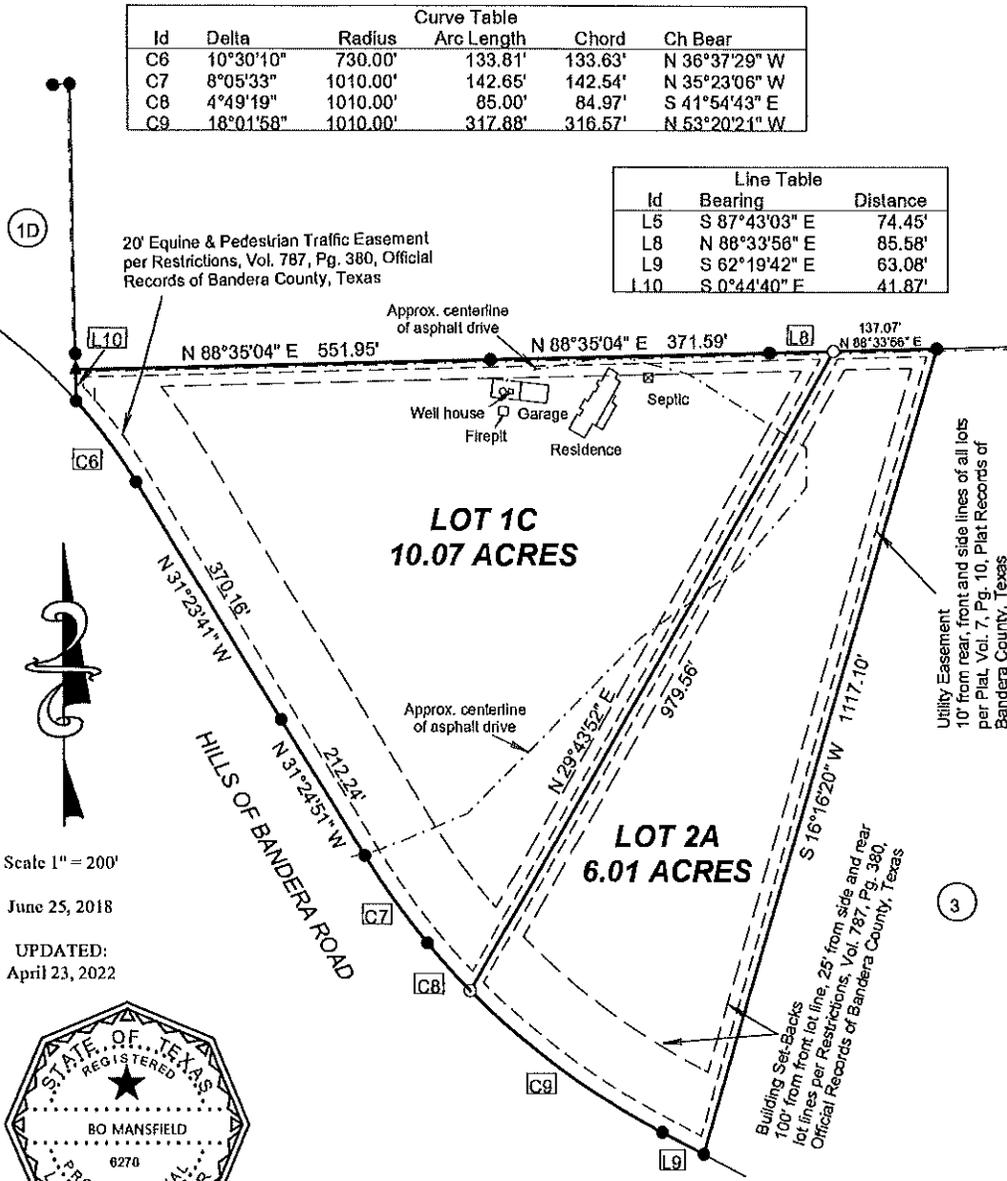
LOTS 1C & 2A

HILLS OF BANDERA RANCH

BANDERA COUNTY, TEXAS

VOLUME 7, PAGE 107, PLAT RECORDS

283 HILLS OF BANDERA ROAD
BANDERA, TX 78003



Curve Table					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C6	10°30'10"	730.00'	133.81'	133.63'	N 36°37'29" W
C7	8°05'33"	1010.00'	142.65'	142.54'	N 35°23'06" W
C8	4°49'19"	1010.00'	85.00'	84.97'	S 41°54'43" E
C9	18°01'58"	1010.00'	317.88'	316.57'	N 53°20'21" W

Line Table		
Id	Bearing	Distance
L5	S 87°43'03" E	74.45'
L8	N 88°33'58" E	85.58'
L9	S 62°19'42" E	63.08'
L10	S 0°44'40" E	41.87'

(1D)

20' Equine & Pedestrian Traffic Easement per Restrictions, Vol. 787, Pg. 380, Official Records of Bandera County, Texas

Approx. centerline of asphalt drive

Well house
Firepit
Garage
Residence
Septic

LOT 1C
10.07 ACRES

Approx. centerline of asphalt drive

LOT 2A
6.01 ACRES

Utility Easement
10' from rear, front and side lines of all lots per Plat, Vol. 7, Pg. 10, Plat Records of Bandera County, Texas

Building Set-Backs
100' from front lot line, 25' from side and rear lot lines per Restrictions, Vol. 787, Pg. 380, Official Records of Bandera County, Texas

Scale 1" = 200'
June 25, 2018
UPDATED:
April 23, 2022



I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of the survey, and that to the best of my knowledge there are no visible overlapping of improvements, visible easements of rights of way, boundary line conflicts, or encroachments except as shown hereon.

Bo Mansfield

- LEGEND**
- Iron rod (fnd)
 - Iron rod (set)
 - ▲ Wood fence post (fnd)
 - x— Wire fence