

\$11,350,000 - 5831 N Us Hwy 87 Highway, Fredericksburg

MLS® #2940805

\$11,350,000

6 Bedroom, 6.00 Bathroom, 6,449 sqft
Residential on 146.00 Acres

N/A, Fredericksburg, TX

Conveniently positioned $\hat{A}\pm 5$ miles north of Fredericksburg with $\hat{A}\pm 3820$ $\hat{A}\text{€}^{\text{TM}}$ along Hwy 87 N, Low Key Lake Ranch enjoys proximity to many local attractions and has a central location to major metros and airports. The land comprises 146 acres of native grasses, Oak Trees, and, a private $\hat{A}\pm 9.5$ -acre, $\hat{A}\pm 44$ $\hat{A}\text{€}^{\text{TM}}$ deep lake teeming with fish. Enjoy this private lake by boat slipped at the floating dock. The lake is fed by multiple springs and watershed. The ranch is fully low-fenced. The main home, completed in 05/2024, spans $\hat{A}\pm 9650$ sqft under roof with $\hat{A}\pm 6500$ sqft of living space crafted from limestone, timber beams, and aged barn wood siding. The master suite boasts automatic shades, a fireplace, gym/sauna access, and lake views. The kitchen, a culinary haven, features top-of-the-line appliances, custom cabinetry, and a wine room. The west wing has 3 luxury guest bed/baths as well as entertainment areas, including a media lounge and custom bar. Outdoors, enjoy a covered porch with kitchen, pool, and spa. Smart home technology ensures convenience and security. The $\hat{A}\pm 3600$ sqft party barn, completed in 06/2024, is ready for large gatherings or events. A full-scale kitchen, bar area, and indoor fireplace set the stage, leading to a lakeside porch. The open floor plan downstairs includes a full bath and laundry room. Upstairs, guests find an additional bed/bath with stunning lake views. Also, there is a charming $\hat{A}\pm 500$ sqft cabin with another bed,



kitchen, and living area. It is accessed by a separate driveway and boasts panoramic lake and sunset vistas. For storage, there's a 1800 sqft equipment barn with a half bath, covered awning and walk-in freezer. Utilities include three solar-powered wells, a 20k gallon holding tank, aerobic septic systems, backup generators, and high-speed internet. The lake has been professionally managed for largemouth bass. Other native species flourish here, especially dove, turkey, and waterfowl. Carrying costs from taxes are reduced by an AG Wildlife Exemption.

Built in 2024

Essential Information

MLS® #	2940805
Price	\$11,350,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	6,449
Acres	146.00
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	5831 N Us Hwy 87 Highway
Area	GP
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Fiber Optic Available, Propane, Other, Underground Utilities
Features	See Remarks
Parking	Boat, Driveway, Parking Pad, Gated, Oversized
Garage Spaces	4
View	Hills, Panoramic, Pond, Pasture, Rural, Lake
Is Waterfront	Yes
Waterfront	Lake Front, Pond, Boat Ramp/Lift Access, Waterfront
Has Pool	Yes

Interior

Interior	Wood
Appliances	Built-In Electric Range, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Gas Range, Gas Water Heater, Ice Maker, Microwave, Range Hood, Warming Drawer, Wine Cooler
Heating	Central, Fireplace(s), Hot Water
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Masonry, Propane
# of Stories	1
Stories	One

Exterior

Exterior Features	Barbecue, Boat Ramp, Outdoor Grill, RV Hookup, Dock
Lot Description	Many Trees, See Remarks, Views, Agricultural, Waterfall
Roof	Metal
Construction	Masonry, Stone, Log, Wood Siding
Foundation	Slab

School Information

District	Fredericksburg ISD
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg (Fredericksburg ISD)

Additional Information

Date Listed	June 10th, 2024
Days on Market	65

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