

## 1400 ARBOR RIDGE FEATURES

Set on 25.05 tree-covered parklike acres with hiking trails, abundant wildlife, and surrounded by large neighboring ranches just minutes from Fredericksburg, this exceptional Hill Country estate offers rare privacy, timeless design and architecture. Minimal restrictions allow for private residential living, guest accommodations, short-term rental potential, or multi-generational living. All improvements, thoughtfully designed by the architects at Mustard Design and built by Daniel Jenschke Builders, reflect outstanding craftsmanship.

**MAIN RESIDENCE:** The 5,277 sq ft residence completed in 2012, features 3 bedrooms, 3.5 baths, two living areas, a large office/craft room, and an upstairs loft office with long-range Hill Country views. Timeless interior design showcases solid cherry and long-leaf pine millwork, soaring vaulted warm wood ceilings with exposed fir timber trusses & posts which mesh seamlessly with the Brazilian cherry, slate, and limestone flooring.

Bespoke finishes include Kingwood custom cabinets, Wolf appliances, Rocky Mountain hardware, Hubberton Forge light fixtures, Lutron smart lighting system, and energy-efficient Marvin wood windows & doors. The kitchen and scullery are designed for gathering and entertaining with an 8x10 ft island with soapstone countertops, opening to the main living area anchored by one of two interior stone fireplaces. The primary suite is designed to enhance privacy with individual amenities leading to a shared waterfall spa tub.

A screened porch extends the living space outdoors with wood beam framing, wide plank flooring, and a built-in stone grill and outdoor cooking area, creating a protected outdoor kitchen ideal for entertaining. The home also includes an oversized two-car garage with loft storage and concrete circular driveway.

**WINE CABIN:** Inspired by the Pioneer Museum, the 890 sq ft wine cabin, completed in 2011, provides a distinctive guest retreat with interior and exterior stone fireplaces, kitchenette, sleeping loft, and a climate-controlled wine room with stone accents and custom redwood bottle racks allowing for 750 bottle storage. A nearby pool and spa with cascading waterfall feature creates a relaxed outdoor gathering space.

**GUEST HOUSE:** An addition and remodel in 2017 converted the original barn into a 2,750 sq ft guest house. The first floor features a great room, kitchenette, two bedrooms, one bath, and a large game or gathering room with durable concrete floors, quartz countertops, and custom cabinetry throughout. The second floor offers a private retreat with reclaimed long-leaf pine wood flooring, custom finishes, kitchenette, full bath, exposed timber framing, and an elevated "eagle's nest" lookout with sweeping Hill Country views.

**ADDITIONAL IMPROVEMENTS** include a 1,004 sq ft garage/barn with multiple overhead doors and high-fenced raised garden beds with irrigation. The grounds feature extensive landscaping with large native limestone retaining walls, terraced hardscape, stonework integrated throughout the property, and crushed granite drives. Infrastructure includes two water wells, rainwater collection for irrigation, 2 propane tanks, oversized septic system serving multiple structures, and irrigation & fencing around the residence, wine cabin, and guest house. The property is ag-exempt, contributing to favorable tax treatment. Additional 29.31 acres available.