



FORWARD
REAL ESTATE

235 Sattler Rd

Spring Branch, TX 78070

Home Features

- **2023 Bo Williams custom farmhouse** with batten and stone exterior
- **2,200 sq. ft., 3 bedrooms, 3 full baths**
- **Open-concept kitchen, dining, and living with high ceilings**
- **Tesla Solar Shingles Roof with two Tesla Powerwalls**
- **29,000-gallon rainwater catchment system with Triple-filtered Viqua water purification**
- **RUUD HVAC system with dual zones** for energy efficiency
- **Spray foam insulation** for optimal climate control
- **Double-pane no-grid windows** for a clean look and better views
- **Luxury Vinyl Plank flooring** throughout for durability and farmhouse style
- **Taj Mahal Quartzite countertops, Kohler Apron Farmhouse sink & Monogram appliances**
- **Pantry with pullout sliders, soft-close drawers & hidden trash storage**
- **Separate wood-burning Dauntless Vermont Cast Iron Stove in living room**
- **All appliances stay, including stainless refrigerator & stackable washer/dryer**
- **Schlage high-security exterior doors**

Land & Lifestyle

- **20 fully fenced acres** with an additional **dog yard around the home**
- **Wildlife Tax Exemption in place** (Taxes under \$3,500/year with easy maintenance)
- **Ranch-style perimeter fencing** enclosing the property
- **Expansive covered patios & breezeways on both levels** with **weatherproof decking**
- **Breezeways positioned for optimal airflow and constant cool breeze**
- **Private septic system & propane gas tank on site**
- **Tankless water heater for efficiency**
- **Gutters installed for proper drainage**
- **7 x 11 climate-controlled storage room with electrical setup for deep freeze**
- **Three-car garage:** One double bay + one separate bay (climate-controlled with Daikin mini-split, fans & windows)

Location & Nearby Attractions

- **3 miles from Highway 281, 25 minutes to Loop 1604**
- **Two neighborhood entrances from Spring Branch Road & FM 473**
- **Close to Kai-Simone Winery, River Crossing Golf Course, Rough Diamond Brewery, Bourbon & Branch, Screaming Goat, Tree Haus Tavern, and Castle Winery**
- **Minutes from Canyon Lake, Blanco, Boerne, and Fredericksburg**
- **Near Spring Creek Gardens, The District on 46, The Branch Grill, and Farmhouse Market Boutique**
- **Short drive to Natural Bridge Caverns & Johnson City wineries**
- **Easy access to both Austin-Bergstrom & San Antonio airports**
- **Enjoy country living with small-town community charm & endless outdoor activities**