

\$7,795,000 - 27977 Fm 470, Utopia

MLS® #1669037

\$7,795,000

7 Bedroom, 7.00 Bathroom, 4,541 sqft
Farm Ranch on 599.87 Acres

N/A, Utopia, TX

Nestled just outside the quaint town of Utopia, Texas, 27977 FM 470 is truly an impressive Hill Country estate situated on 600 pristine acres fully cleared of all cedar trees. The property itself is completely low-fenced while the family improvements are separately high-fenced with an automatic, gated entry. A 1.25 mile chip and seal driveway leads you through the ranch and to the main residence. The 4541 SQFT main home welcomes you into the family improvements with its circular driveway and expansive views of the surrounding hills. Once inside, you will find a beautiful chef's kitchen that is ideal for gathering or entertaining. 12-foot ceilings throughout the kitchen and living room provide a spacious feel. The separate dining room invites you in for all holiday or special occasions while the pantry is a cook's dream. The primary suite boasts its own attached patio. Additionally, the primary bathroom also boasts its own patio complete with an outdoor shower and clawfoot tub that overlooks the riding arena. Individual "his and hers" closets. Adjacent to the closets, you will find a two-person sauna installed inside the primary bedroom's spacious laundry area. Large guest-suite with full, ensuite bathroom. Bonus room with Alder-wood cabinetry. Office is positioned across from the living area and brings a fantastic work-from-home opportunity. As you exit the residence from the mud room, you will walk through a two-car, covered car-port with space for your ATV and into a



converted storage area complete with a heavy duty washer and dryer, hot water heater, and dog wash/grooming equipment. The entire main residence is wired for a sound system both indoors and outdoors. There are approximately 15 Solar Panels installed on the main residence. Just a short walk from the main residence is the "music studio" that can easily be converted into an additional office space or guest suite. Half-bathroom attached. Surround sound speaker system installed as well as a mini-split. The 33ft x 23ft storage building is heavily insulated and contains (3) mini-split systems ideal for food/furniture storage. In the "bunkhouse," downstairs, there is a 14ft x 32ft climate controlled room that is currently occupied as an office space. Automotive lovers and collectors rejoice! The attached 39ft x 24ft garage offers (4) automatic garage doors, oil-change pit, and enough spots for multiple vehicles. 78ft x 48ft car barn with (4) mini-splits and security system in place, along with a BendPak Car Lift with 14,000lbs capacity. The "bunkhouse" features a (1) bedroom, (1) bathroom guest apartment with full kitchen, living room, and wood-burning stove. Upstairs, you will find an approximately 1,895 SQFT guest home great for extended family. Additional improvements include a (4) stall horse barn, equipment garage, and a 72ft x 117ft riding arena. Impressive rain water catchment system with (3) individual holding tanks. The farthest tank from the main residence holds 30,000 gallons, the tank behind the main residence holds 20,000 gallons, and the tank underground near the riding arena also holds 20,000 gallons. There are (3) individual water wells on the property. Large food storage and root cellar spaces. Additional water well information available as well as further comprehensive details regarding this outstanding estate!

Built in 2017

Essential Information

MLS® #	1669037
Price	\$7,795,000
Bedrooms	7
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,541
Acres	599.87
Year Built	2017
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	27977 Fm 470
Area	3100
Subdivision	N/A
City	Utopia
County	Bandera
State	TX
Zip Code	78884

Amenities

Utilities	Electricity, High Speed Internet, Telephone, Solar, Water
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Exterior

Exterior Features	Additional Structures, Barn, Cross Fenced, Detached Quarters, Exterior Lighting, Fenced, Garage, Horse Stalls, House, Hay Barn, Loafing Shed, Outdoor Arena, Security System, Sprinkler System, Storage Building, Tractor Shed, Workshop
Lot Description	Cleared, Hunting Permitted, Mature Trees (ext feat), Pasture, Secluded
Construction	Brick/Stone, Frame

School Information

District	Utopia
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Days on Market 464

Listing Details

Listing Office Kuper Sotheby's Int'l Realty

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