

\$771,990 - 213 Lets Roll, Fischer

MLS® #1882095

\$771,990

4 Bedroom, 3.00 Bathroom, 2,974 sqft
Residential on 1.00 Acres

SUMMIT ESTATES AT FISCHER TEXA,
Fischer, TX

The seller would consider an owner financing deal. Hill Top Views! Tucked privately on the pinnacle of a gently curving landscape in the heart of the Texas Hill Country, this sprawling property features a 2,974 sqft home nestled on a 1-acre lot with the best views in all of Fischer, Texas. Your living room has views that span miles, from the soaring ceilings to the wall of windows. You have a floor-to-ceiling fireplace with a raised hearth. Your kitchen features an island with a limestone base, subway tile backsplash, built-in ovens + microwave, built-in wine rack, farmhouse basin sink, smooth cooktop, and walk-in pantry. Located at the front of the home is a powder room perfect for guests and a dedicated office or mixed-use space. The large primary suite will not disappoint, with its sprawling views through extra-large windows and ample storage spread across two closets, including a huge walk-in closet with custom built-ins. The ensuite features a soaking tub framed by a window with more hill country views, a walk-in shower, a water closet with linen storage, and a double vanity framed by multiple built-ins. Your other bedrooms are generously sized, with a secondary bath conveniently located between them, as a bonus area upstairs. When it's time to relax, venture out into your expansive outdoor living space under the covered patio. Nature enthusiast? You'll love all of the butterflies and hummingbirds. Escape to the Texas Hill Country to play in the waters



of Canyon Lake. Enjoy jet skiing on the lake, hiking the various trails near the home, browsing the boutique shops in town, and being close to the main roads. Two adjacent acres are available and negotiable. Current appraisal valued at \$790K. Whole-house water filtration system. 400 amp Electric service to allow for a guest house. Two thousand twenty-four taxes were \$6,467.66. (Appraisal districts' numbers are overstated) Live Life In Luxury With Private, Breathtaking Sunsets From Home!

Built in 2022

Essential Information

MLS® #	1882095
Price	\$771,990
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,974
Acres	1.00
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Price Change

Community Information

Address	213 Lets Roll
Area	3100
Subdivision	SUMMIT ESTATES AT FISCHER TEXA
City	Fischer
County	Comal
State	TX
Zip Code	78623

Amenities

Amenities	None
Parking	Attached
Pool	None

Interior

Interior	Liv/Din Combo, Island Kitchen, Breakfast Bar, High Ceilings, Open Floor Plan, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Electric Water Heater
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Stucco, Rock/Stone Veneer
Exterior Features	Patio Slab, Covered Patio, Has Gutters, Mature Trees
Lot Description	2 - 5 Acres
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	July 8th, 2025
Days on Market	115
HOA Fees	100.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Daniel Justus
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Listing Office

Keller Williams Realty

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