

\$1,800,000 - 4279 Fm 791, Falls City

MLS® #1883784

\$1,800,000

3 Bedroom, 3.00 Bathroom, 3,100 sqft

Farm Ranch on 57.86 Acres

N/A, Falls City, TX

River View Ranch is a dream come true! A gorgeous home on 57.86 +/- acres surrounded by majestic trees, and a gentle slope down to the San Antonio River. River View Ranch is a mesmerizing property that seamlessly blends modern luxury with rustic charm. Nestled on beautiful acres of Ag Exempt ranch land, this beautifully renovated home boasts a little over 3100 square feet of living space. The extensive renovation, completed in 2018, introduced custom Alder cabinets throughout, insulated windows, granite countertops, and two tankless water heaters, ensuring comfort and efficiency. The living areas have gorgeous wood floors. The chef's kitchen is the true centerpiece of the home and a culinary enthusiast's dream. Boasting high-end appliances including a Thermidor 36" double oven, French door refrigerator and dishwasher, as well as an incredibly large sit-at island, farmhouse sink, and pot-filler above the gas stove. Entertaining will be a delight with comfortable seating for four at the island, as well as the openness to the dining room and grand living room with stunning cathedral ceiling adorned with wood and exposed beams. The home offers a spacious design featuring three bedrooms, three full bathrooms, a study, a second living/sitting area and a multipurpose/game room. Storage is plentiful with a walk-in pantry and separate area with built-ins and room for additional refrigerators and/or freezers. A large laundry room includes a back door and third full bath,



adding to the home's functionality and convenience. The primary retreat is a sanctuary of relaxation, featuring a tray ceiling, abundant natural light from windows on two walls, a backdoor, and an ensuite with heated floors, a large stand-up shower, separate vanities, and a spacious walk-in closet. The hall bath is equally luxurious, equipped with a Kohler Bubble Massage Air Bath and a glass block walk-in shower. The game room, with its custom built-in entertainment center and hidden room, promises endless entertainment. Outside, the covered back deck, complete with ceiling fans and mature trees shading the lush grass, provides a perfect spot for restful days. The crown jewel of River View Ranch is the over 3,210 feet of San Antonio River frontage, featuring the gentle babbling sound of water as it flows over rock outcroppings adding to the property's serene and picturesque ambiance. This is a MUST SEE!

Built in 1975

Essential Information

MLS® #	1883784
Price	\$1,800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,100
Acres	57.86
Year Built	1975
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	4279 Fm 791
Area	3100
Subdivision	N/A

City	Falls City
County	Karnes
State	TX
Zip Code	78113

Amenities

Utilities	Electricity, Water
Is Waterfront	Yes

Exterior

Exterior Features	Additional Structures, Barn, Cross Fenced, River
Lot Description	Ag Exempt, Cleared, Hunting Permitted, Mature Trees (ext feat), Pasture, Secluded, Waterfront
Construction	Frame, Brick/Stone

School Information

District	Falls City ISD
Elementary	Fall City
Middle	Fall City
High	Fall City

Additional Information

Days on Market	112
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Listing Details

Listing Agent	Karen Gulick
Listing Office	South Texas Realty, LLC

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