

\$925,000 - 10700 Fm 32, Fischer

MLS® #1887367

\$925,000

3 Bedroom, 2.00 Bathroom, 2,000 sqft
Residential on 11.74 Acres

RANCHO DEL LAGO, Fischer, TX

****OPEN HOUSE ** SUNDAY, OCTOBER
19TH AND 26TH FROM 1 PM TO 4 PM**

*****Texas Hill Country Estate on 11.74 Private Acres - No Restrictions - Luxury, Land, and Limitless Possibilities! Step into your own 11.74-acre Hill Country retreat, with the perfect blend of panoramic views, buildable land, and complete privacy - all with no HOA or deed restrictions. Thoughtfully renovated and meticulously maintained, this 3-bedroom, 2-bath estate blends rustic charm with modern finishes across 2,000 sq ft of living space, packed with custom upgrades and room to grow. Inside, you will find custom cabinetry, dolomite countertops, a chef's kitchen with stainless appliances (all convey), Kohler farm sink, vaulted ceilings, wood-burning fireplace, and energy- efficient upgrades like dual HVAC systems, spray foam insulation, and Pella windows in the addition. Thoughtful details continue with a fully outfitted laundry room featuring custom cabinetry, drying racks, dolomite countertops, and a stainless-steel sink. The versatile guest bath includes a shower/tub combo designed for both everyday use and accommodating visitors. The expansive master suite features French doors to a private patio, a spa-like bath with jetted soaking tub, dual-head walk-in shower, granite countertops, copper sinks, and walk-in closet. Outdoors, enjoy three covered patios, a front entertaining deck, fire pit space, and pathways connecting a 32x32ft. garage/shop with garage door, 25x20ft. tractor barn, 20x10ft.**



storage building, livestock pens, and well house. With 7-8 acres of buildable land, an ATV/UTV trail connecting the entire property from FM 32 to Mail Route Rd, and cleared cedar acreage, this property offers rare flexibility for building, farming, ranching, or creating a multi-home estate. Additional Highlights: Custom window treatments Dual HVAC systems dual water heaters (1 tankless gas) Propane tank Water softener (2 years old) 5 - 1,250-gallon rainwater storage tanks with gutters Conventional septic (pumped 2025) Goat pens, chicken coop, deer blind and feeder, Electric front gate! This Hill Country estate offers the rare combination of modern comfort, usable land, and true Texas freedom. Whether you envision a private retreat, hobby farm, multi-home development, or simply wide-open space, this property delivers the quality, flexibility, and lifestyle your family deserves.

Essential Information

MLS® #	1887367
Price	\$925,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,000
Acres	11.74
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Texas Hill Country, Log Cabin
Status	Active

Community Information

Address	10700 Fm 32
Area	2605
Subdivision	RANCHO DEL LAGO
City	Fischer

County	Comal
State	TX
Zip Code	78623

Amenities

Amenities	None
Parking	Detached
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Shop
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Electric Water Heater, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets, Propane Water Heater, 2+ Water Heater Units, City Garbage service
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	Cement Fiber, Log
Lot Description	County Vlew, Hunting Permitted, Wooded, Mature Trees (ext feat), Level, 5 - 14 Acres, Horses Allowed
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley

High Canyon Lake

Additional Information

Date Listed	July 25th, 2025
Days on Market	95
HOA Fees	0.00

Listing Details

Listing Agent	Kristi Dunlap Smith
Listing Office	Fathom Realty LLC

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of October 29th, 2025 at 1:07am CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.