

\$2,580,000 - 700-700b Ledge Rock Road, Wimberley

MLS® #1897503

\$2,580,000

Bedroom, Bathroom, 8,600 sqft
Commercial on 5.02 Acres

N/A, Wimberley, TX

The Only Texas Hill Country Estate That Marries Legacy, Seclusion & Financial Intelligence. Some properties you buy. Others... you pass down through generations.

Current impartial valuations place this estate at over \$3 million-available upon request. And for buyers with larger visions, the seller stands ready to help negotiate 30 additional acres from neighboring land, offering the rare chance to expand into a private Texas Hill Country kingdom. A Legacy Estate Built for Privacy & Possibility Tucked deep into the heart of the Texas Hill Country, this property delivers privacy, scale, and a rare opportunity to shape your own legacy. Here, mornings begin with 360 views from the highest private elevation in the area. Evenings settle around a recreational pond with a fountain, a serene and elegant centerpiece-a far more sophisticated choice than the ordinary pool. This is not just a home. It is a compound built for possibilities: Two distinct buildings totaling 8,600 sq ft, designed for multigenerational living, boutique retreat operations, private vineyards, equestrian facilities, or high-yield income rentals-all turnkey ready. Building One: A 5,000 sq ft main house and guest house, fully remodeled in 2022-2023. Building Two: A brand-new 3,600 sq ft cypress-wood retreat with event venue space, plus two RV hookups, completed in 2024. Seclusion Meets Self-Sufficiency Two private wells, including one with an oversized 16-ft aermotor



wind pump-double the standard size-for water independence and off-grid resilience.
Unrestricted zoning, giving buyers freedom to create a private sanctuary, boutique retreat center, or revenue-producing estate without limitations. CREDIT TO BUYER UP TO 206,400

Built in 2022

Essential Information

MLS® #	1897503
Price	\$2,580,000
Square Footage	8,600
Acres	5.02
Year Built	2022
Type	Commercial
Sub-Type	Multi-Use
Status	Active

Community Information

Address	700-700b Ledge Rock Road
Area	3100
Subdivision	N/A
City	Wimberley
County	Hays
State	TX
Zip Code	78676

Amenities

Amenities	Exterior Lighting, Sprinkler System, Controlled Access, Fenced Storage Yard, Inside Storage, Living Area, Outside Storage, Security Fence
Utilities	Electricity, Water, Gas, Other, Telephone, Septic
Parking Spaces	16

Interior

Heating	Central
Cooling	Central
# of Stories	2.0

Stories 2

Exterior

Roof Metal
Construction Log, Stone, Wood
Foundation Slab

School Information

District Wimberley

Additional Information

Date Listed September 2nd, 2025
Days on Market 44
Zoning C-1, R-2

Listing Details

Listing Agent Laura Menendez Derflingher
Listing Office Phyllis Browning Company

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