

Modern farmhouse with board & batten & Texas limestone exterior. This immaculate custom waterfront home is perfectly situated on 21 +/- acres & offers breathtaking views & exceptional sunsets. The private gated access at Bluestem Reserve, gives additional security to this unique property. Improved bluestem pastures suitable for grazing horses & livestock. Currently under hay production with lease option. Abundance of wildlife, including dove, turkey, deer, hog, bass, quail & coyotes. Bird & bow hunting permitted. Ranch fencing on two sides. Plenty of space to build multiple barns, arena, or guest casita. Custom handmade numerical address sign identifies the entrance to the long winding driveway which leads to the manicured homesite, set deep within the heart of the acreage. The yard around the neutral earth toned home is xeriscape & equipped with irrigation & sod. The custom glass front door leads to the entry & gallery which offers an abundance of natural light. From the living room you can take in panoramic views through an elegant wall of sliding glass doors which stack open for outdoor entertaining . Functional open concept Floorplan with massive quartz kitchen island, floating shelves & espresso wood beams. Gas fireplace, gas range, whirlpool stainless steel appliances, etched glass pantry door, Kent More custom cabinets, nest AC system, spray foam insulation, energy efficient windows & smart home capabilities. Luxurious master suite with massive his & hers walk in closets, separate double vanity & spacious walk thru shower with timeless Koehler stand alone tub & rustic wood tile accents. Relax on your expansive covered back porch & breath in the natural beauty of country living, overlooking the large stocked pond as it draws in native wildlife. Scattered brush and tall grasses offer cover along the back fence line. The pond offers an ideal location to build a private fishing pier near the back of the lot. Fertile soil & recently planted live oak, crate mertyl, pecan, juniper, fig & magnolia trees. Nighttime city skyline views on the horizon. This gem is nestled near Geronimo with the convenience of amenities close by in New Braunfels, San Marcos, Seguin, & Luling. Easy access to I-10, I-35 & 130 tollway. Navarro ISD 3 miles away. Additional acreage available. www.BluestemReserve.com