

700-700B Ledge Rock Road, Wimberley (Austin area)

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. 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.

LUXURY 3 HOUSE COMPOUND

UNRESTRICTED ZONING

RECREATIONAL POND

HIGHEST PRIVATELY OWNED LOT

LOW PROPERTY TAXES, NO CITY TAX

ALL UTILITIES

HIGH YIELD POTENTIAL INCOME

SUPERIOR CRAFTSMANSHIP MATERIALS

5+ ACRES + 30 AVAILABLE

EASY ACCESS TO MAIN CITIES

WIND POWERED

NEWLY BUILT

LUXURY COMPOUND INCOME PROPERTY IN PRESTIGIOUS LOCATION OUTSIDE OF AUSTIN, NEAR RENOWNED TECH GURUS, PHILANTHROPISTS, MUSICIANS, AND ENTREPRENEURS.



Income Property
Appraised at over 3.2 million
\$2,580,000

Seller is Offering Buyers Agent
Compensation.