

\$3,450,000 - 1174 Royal Eagle, Fischer

MLS® #545798

\$3,450,000

6 Bedroom, 5.00 Bathroom, 7,420 sqft
Farm on 33.39 Acres

Eagle Peak Ranch Un 2, Fischer, Texas

Outstanding Luxury Guest Ranch in Fischer, TX on 33 picturesque acres. This beautiful home has been freshly remodeled by a talented Designer who has covered all of the details that make it exceptional. With massive upside potential as a corporate retreat, wedding venue or short term rental this property could also serve as a legacy ranch and family retreat. The 7420 sq ft 6 BR 5 BA home can accommodate 24 people in true Texas comfort and also has a great kitchen, dining, living area for gathering the crowd to wine, dine and recreate. There is also a massive game room for entertainment and additional space for fun and games in the bunk room on the third floor. From the back porch you can take in the views of the Texas Hill Country or look at the stars from this remote and comfortable setting. This property is conveniently located between Austin and San Antonio with easy access to Canyon Lake, New Braunfels, San Marcos and Wimberley. This ranch has a wildlife exemption for lower taxes and has two live springs on property. The lack of restrictions open a world of possibilities for developing this property with an additional 22 acres available next door. You can dream big with so much space and add cottages or homes specific to your vision. You can also subdivide if you choose. This property has endless possibilities with varied terrain and elevations that make views possible from multiple locations. There is an old rock greenhouse that could be updated or



converted to a party barn, wedding venue or an indoor pickleball court. A prominent local property management company projected potential short term rental income of over \$200,000 per year with the addition of a pool.
Unrestricted

Built in 1994

Essential Information

MLS® #	545798
Price	\$3,450,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	7,420
Acres	33.39
Year Built	1994
Type	Farm
Sub-Type	Single Family
Status	Active

Community Information

Address	1174 Royal Eagle
Subdivision	Eagle Peak Ranch Un 2
City	Fischer
County	Comal
State	Texas
Zip Code	78623

Amenities

Utilities	Electricity Available
View	Hills, Panoramic

Interior

Appliances	Some Electric Appliances, Built-In Oven, Microwave
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Other, See Remarks, Wood Burning, Wood Burning Stove
Stories	Three Or More

Exterior

Exterior Features	Covered Patio, Rain Gutters
Roof	Metal
Construction	Frame, Stone
Foundation	Slab

School Information

District	Comal ISD
Elementary	Mountain Valley Elementary
Middle	Mountain Valley Middle School
High	Canyon Lake High School

Additional Information

Date Listed	June 26th, 2024
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Listing Details

Listing Office	Keller Williams Realty - Partn
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