

# \$2,500,000 - 1920 & 1436 Sunflower, Luling

MLS® #1549770

**\$2,500,000**

3 Bedroom, 4.00 Bathroom, 3,709 sqft  
Residential on 129.61 Acres

OUT/GILLESPIE COUNTY, Luling, TX

"CROSS SABRES RANCH" AN EXCEPTIONAL GENTLEMAN'S TEXAS TROPHY RANCH\* CONVENIENTLY LOCATED MINUTES FROM INTERNATIONAL AIRPORTS AND OUR TEXAS CAPITAL\*THIS BEAUTIFUL AND EXPANSIVE TEXAS PROPERTY IS LOCATED ON 129 PLUS ACRES JUST MINUTES FROM IH 10\*IT IS AN ACTIVE RANCH AND RECREATIONAL PROPERTY WITH A RESPECTED REPUTATION\*THE RANCH IS COMPLETELY PRIVATE AND UNIQUELY PRESERVED\*THE MAIN HOUSE SITS ASTRIDE A HILL OVERLOOKING MANICURED IMPROVED PASTURES OF SOUTH AFRICAN TIFTON GRASS WITH CATTLE AND HORSES GRAZING IN THE DISTANCE\*THE DAY WOULD NOT BE COMPLETE WITHOUT GAZING AT AN AMAZING SUNSET WHILE WAITING FOR EVENING TO PRESENT THE CITY LIGHTS OF LULING WITH LOCKHART IN THE DISTANCE\*ALL OF THIS ON THE BEAUTIFUL TERRACE BY THE POOL AND UNDER THE PAVILLION WITH THIS BEAUTIFUL HILLTOP VIEW. IT'S FAMILY RESORT LIVING TEXAS STYLE WITH ACTIVITIES TO INCLUDE FISHING, HUNTING, RIDING, HIKING, ENTERTAINING OR JUST RELAXING. WHETHER IT IS A DIP IN THE POOL, A TRIP TO THE SAUNA OR RELAXING IN THE HOT TUB YOU WILL FIND WHAT YOU ARE LOOKING FOR ON THIS EXCEPTIONAL PROPERTY\*TAKE A



LOOK AT OUR VIDEO AND SEE FOR  
YOURSELF! YOU WON'T BE  
DISSAPOINTED!

Built in 2000

### **Essential Information**

MLS® #	1549770
Price	\$2,500,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,709
Acres	129.61
Year Built	2000
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional, Texas Hill Country
Status	Active

### **Community Information**

Address	1920 & 1436 Sunflower
Subdivision	OUT/GILLESPIE COUNTY
City	Luling
County	Caldwell
State	TX
Zip Code	78648

### **Amenities**

Amenities	None
Has Pool	Yes
Pool	In Ground Pool, Hot Tub, Fenced Pool

### **Interior**

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in
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	Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Solid Counter Tops, Custom Cabinets
Heating	Central, Heat Pump
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	2
Stories	2

## Exterior

Exterior	4 Sides Masonry, Cement Fiber
Exterior Features	Double Pane Windows, Storage Building/Shed, Mature Trees, Detached Quarters, Horse Stalls/Barn, Outdoor Kitchen, Ranch Fence, Cross Fenced
Lot Description	County Vlew, Horses Allowed, Ag Exempt, Mature Trees (ext feat), Gently Rolling, Pond /Stock Tank
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

## School Information

District	CALL DISTRICT ISD
Elementary	Call District
Middle	Call District
High	Call District

## Listing Details

Listing Office	Coldwell Banker D'Ann Harper
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