

MLS indicates combined SQFT of main house (7494') + cottage (1280')

## 15 Reynosa – “The Story”

**se·clu·sion.** *a). The state of being private and away from other people. b). 15 Reynosa.*

15 Reynosa most definitely defines seclusion. Tucked into the woods one will discover privacy, quietness and beauty like no other home in Sendero Ranch. Relaxation away from the city bustle sets in as you enter through the 24 hour guard house access. Enjoy the nature preserve like atmosphere as you make the drive past occasional sightings of Whitetail deer, turkey, raccoons and even the elusive Texas Ringtail Cat. Sendero Ranch is known for its secure, serene, and secluded surroundings. Sendero Ranch residents also enjoy the benefit of no city property taxes.

The tree lined winding driveway welcomes one home to this peaceful wooded four plus acre lot. Throughout the property are a variety of mature trees such as the Texas Oak, Live Oak, Red Oak, Texas Juniper and Texas Mountain Laurel. Built by local Ray Stadler Custom Homes this home was constructed with the highest quality materials, masterful engineering, highest efficiencies, and beautiful appointments throughout. This Gustavo Arredondo Mediterranean home (7494') and cottage (1280') was designed to allow for plenty of natural light throughout. The floor to ceiling profile picture windows and views of the Hill Country backyard greet you upon entry. This 5 ensuite bedroom with 5.5 bath floorplan boasts an impressive library style great room with 30' barrel ceilings, a grand rock fireplace, spacious dining room, breakfast nook, study, theater room, gun safe room and wine cave. Wide hallways, solid doors, ample closet/storage space and timeless wood and travertine flooring are carried throughout. The guest bedroom and full bath are also situated on the main level. Step into the master suite and sitting area which overlook the backyard. Enjoy a walk-in shower, double vanity, sunken jetted spa tub and one of the largest dressing closets in The Hill Country. The Chef's Kitchen boasts granite countertops, a large island prep area, built-in refrigerator, ice maker, compactor, smooth cooktop, custom cabinets, all top of the line appliances. In-wall vacuum system for your convenience.

The beautifully designed winding staircase leads to the second floor. There you will discover a spacious office with a private balcony sitting area, exercise room, a kids gaming theater room and 3 large bedrooms each with its own full bath. Wide hallways throughout. Grab a book from the floor to ceiling library as you take the spiral staircase back to the main level.

Head through the rock arches to the French doors to step out onto the spacious covered living area. Follow the slate pathway to the soft sounds of the masterfully designed Keith Zars waterfalls and double pool system. Enjoy the evening stars while soaking in the custom infinity edge hot tub. The outdoor kitchen area and fire pit is also a Keith Zars design. Tucked away on the east side of the house is the garden room.

Just off from the pool area is a detached 1280' 2 bedroom, 2 full bath, laundry room, dining area and kitchen cottage. The cottage was designed with wide hallways, doorways, grab bars and walk-in shower. Perfect for guests, in-laws, caretakers and those folks needing a little bit of help getting around. Plenty of parking options including a 3 vehicle garage with ample room for a golf cart and work shop. Only a 5 minute drive to plenty of shopping, restaurants, entertainment, the JW Marriott Hill Country Resort & Spa as well as the TPC Golf Club (home of the Valero Texas Open). Easy drive to Downtown, the SA Zoo, airport, Canyon Lake and The Guadalupe River. Seclusion, security, privacy and just plain better living await you at 15 Reynosa.