

134 Stallion Estates Drive – “The Story”

peace-ful 1). *free from disturbance; tranquil* 2). *134 Stallion Estates Drive.*

134 Stallion Estates Drive most definitely defines peaceful. Relaxation sets in as you enter into the beautiful neighborhood of Stallion Estates. Security, serenity and seclusion best describe this community. Stallion Estates residents also enjoy the benefit of no city property taxes. -- Built by NS Custom Homes this 3 bedrooms and 2 full bath home was constructed with the highest quality materials, masterful engineering, highest efficiencies and beautiful appointments throughout. See attached sheet for additional upgrades & features. Plenty of natural light, large picture windows and views of the Texas Hill Country greet you upon entry. The open floor plan boasts a 17' vaulted beamed ceiling in the great room, a limestone rocked fireplace adorned with walnut cabinets and floating shelves, a walnut live-edge mantel, eating areas and spacious kitchen. Wide doorways and hallways, solid doors and timeless luxury vinyl flooring (zero transitions strips) are carried throughout the house. The spacious master bedroom is enhanced by a vaulted ceiling. The master bath offers a large walk-in shower with dual heads, granite counter tops and custom cabinets. The kitchen includes an oversized quartzite island, quartzite countertops, custom floor to ceiling cabinets, under cab lighting, walnut drawers, high end stainless steel appliances including double ovens and a walk-in pantry. Definitely a chef's delight. Step out onto the double covered patio where grilling and chilling is a must. Here you will enjoy the Coyote grill system with granite countertops.

As with the house the 2400' metal workshop sets on a post-tension slab. The workshop offers an epoxy floor, 10,000 lb. Challenger vehicle lift, 4 overhead doors, 1/2 bath, shop sink, 200 amp service with 20, 30, 50 amp plugs, LED 21,000 lumen shop lights, work benches and Cat6 wiring throughout. The 2500 gallon rainwater catchment tank with pump allows for plenty of water to irrigate. May be the cleanest workshop in The Hill Country.

The house is situated on a bluff allowing one to enjoy glorious sunsets and miles of Hill Country views. The fire pit seating area adds a special touch to this amazing property. From here natural rock steps lead you down to a park-like setting. The entire 6 acres have been meticulously cleared. Drought resistant native Blue Grama grass has been planted throughout. Here you will discover a variety of manicured trimmed trees such as the Texas oak, live oak, red oak, Texas juniper and Texas mountain laurels. A ranch road meanders through the property.

Only a short drive to plenty of shopping, restaurants, hospitals, entertainment, The Whitewater Amphitheater, The Guadalupe River and Canyon Lake. Jump on HWY 281 to Austin, San Antonio and The Highland Lakes. Close proximity are the quaint towns of New Braunfels, Gruene, Spring Branch and Bulverde. Seclusion, security, privacy and just plain better living await you at 134 Stallion Estates Drive.