Hidden Falls Ranch
200± Acres | Comal County Texas

Features
- 200-acre ranch with 8 spring-fed waterfalls and hard rock bottom swimming lagoon
- Over 12,000 sf of living space that sleeps 40 comfortably, in 4 separate dwellings
- Canyon Lake Boat access adjacent to the Lakeside Cottage area of Hidden Falls Ranch
- Gently sloping land with stunning views, impressive oak coverage, and unique land features
- Close to many activities that will entertain the varied interest of all family members
- “City” water for all domestic use with 2 wells for irrigation
- High-speed internet and GVTC fiber-optics are available

Entry
- Monument stone columns and arched flanking walls with 8’ automatic gate with HFR logo E
- Native raised stone flower beds, irrigation, and lights
- New asphalt and concrete road
- Entry road skirts the rim of a beautiful rustic canyon with seasonal creek, a canopy of mature oak trees, and Native American camp sites.

Lodge/Cabins

Main Lodge
- Site
  - Must see in person to fully appreciate the setting, natural beauty, and amenities
  - Perfect sun and breeze orientation with porch and view windows facing south
  - Tucked into a picturesque canyon system with century oaks and rugged rock formations
  - Parking area for up to 15 cars at front of Lodge with a huge area of overflow parking outside of the paved parking areas
  - Built-in speakers at patio and throughout Lodge
  - Set-up for easy accessibility for handicap to Lodge
- 7,750 sq.ft. – 3 bedrooms– 3 full baths and 2 common area baths for gatherings – sleeps 20
- Kitchen/Dining
  - 22’ long formal dining open to kitchen with large window bank overlooking lagoon, 35’ waterfall, and beautiful hillside
  - Full gourmet kitchen with 48” gas range, 48” black stainless refrigerator, icemaker, warming drawer with cabinet front, black stainless double-ovens, and dual black stainless dishwashers
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- Plenty of quartz countertop space with great circulation for entertaining and mingling
- Industrial raw steel bar front at high bar counter
- Great natural light- and light-colored quartz counters to keep the kitchen bright and inviting
- Massive T-shaped island with eat-in dining spaces for 5 people
- Custom cabinets with soft close hinges and draw guides
- Farmhouse composite sink
- Dual access to patio for easy entertaining circulation

**Great room**
- Large wood burning fireplace with gas starter, cave stone wall and hearth, and rustic beam mantle
- Unique 3 tier floating cedar slab and raw steel shelves flank each side of fireplace
- Great rustic iron lighting
- Stained Douglas fir beams and corbels tastefully accent the 12’ ceiling

**Multipurpose/ Trophy room** – 55’ x 40’ with 30’ peaked ceiling
- 2 large chandeliers
- Large decorative floating steel beam near peak
- Great natural light and large banks of windows
- Great views to upper tree canopy on one side and wide open views to lagoon on the other
- Two 20’x10’ sliding glass doors that open to the patio and lagoon beyond
- Huge two level storage closet 29’x5’ at each level
- Additional large storage closet under stair case

**Main bedroom**
- Private porch overlooking rugged boulder gratto with three cascading waterfalls
- Beautifully appointed bathroom with stunning view of waterfalls and gratto
- Vaulted high ceilings with floating beams
- Incredible amount of natural light
- Oversized shower with detailed tile design

**Secondary bedroom**
- Spacious room with king bed, sofa, and small sitting area.
- Private porch that overlooks waterfall and lagoon with direct access to the back lawn area
- Vaulted ceiling with flush beams and large gable end grid trim wall with unique blue accent paint on this grid wall.
- Private bath with large shower, stylish counter to ceiling mirror, and walk-in closet

**Bunk room**
- At the top of stairs for easy access but placed over common area bathrooms for sound control
- High vaulted ceiling with room for 3- 3 tier bunk beds
- Private bath with large vanity and huge shower

**Loft Gameroom**
- Fun overlooks into multipurpose/trophy room and front entry lounge with stained barn door and small juliette balcony
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- Vaulted ceiling with beam and large closet for games or bunk-room storage
- **Entry Lounge**
  - High vaulted ceiling with 5 very unique floating 7”x15”x20’ reclaimed rail road ties, complete with oversized rail spikes
  - Large rustic iron chandelier with large glass tier drop accents
  - Stone side walls and walk-up bar
  - Cozy overlook balcony with barn door access from upper gameroom loft
  - Accent lighting for floating beams
- **Utility room**
  - 2 stackable full-size washer and dryers
  - Deep sink and extra drink refrigerator
  - 5 large linen cabinets with locks for storing linens or liquor
  - Unique floor tile to spice up this space
  - Hanging space for drying clothes
- **Common area baths**
  - Plenty of mirrors and countertop space
  - Girls and Guys set-up with 2 enclosed cammodes in girls and urinal and enclosed 1 camode in guys
  - Conveniently located for privacy and quick access when entertaining
- **Patio – 55’ x 20’** with large antique stone floor
  - is wide open to the clear swimming lagoon and sprawling zoysia lawn. Complete with bbq pit, Green Egg, refrigerator, sink and plenty of countertop space.
- **Sport pool with elevated spa overlooking the lagoon and 35’ waterfall**
  - 3 -6 feet deep with glow in the dark tile accents, LED color changing lights, and glass infused plaster
  - Flagstone deck accents with smart seating wall at pool’s edge
  - Fire pit with propane
- **Pool and Lagoon side amenities**
  - Tree covered hammock array with 4 hammocks and 2 hammock chairs
  - Firepit with propane starter and nifty cedar plank seating
  - 3 suspended porch swings overlooking Lodge, lagoon, and creek
  - White sand beach area adjacent to pool and lagoon
  - 2 waterfalls and creeks
- **Building materials**
  - Brown standing seam metal roof
  - Exterior walls – Cave stone, cedar plank and chinking
  - Flooring – Prominently handscraped hickory hardwood with tile in baths and utility
- **Pool house**
  - Bathroom for outside entertaining space
  - Exterior shower
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- Uniquely cladded in aged cedar board and batten
- Large storage for outdoor toys and furniture
- Houses all pool equipment so there is no pool equipment noise outside

**Landscaping**
- Lush well irrigated lawn and landscaping.
- Many native boulder wall planters and retaining walls
- 6 waterfalls scattered in and around the immediate vicinity of lodge
- Century-old oaks flanking each side of the building creating great outdoor entertaining spaces

**Oasis Cabin**
Features: (See full details in attached Oasis plans)

- **Site**
  - Amazing views. Porches face southeast and northeast
  - Overlooks Lodge, swimming lagoon, swimming pool, 35’ waterfall, long distance Hill Country views
  - Perfect orientation for sun and capturing the predominant southeast breezes
  - 2 car detached oversize garage with viewing/sunning deck with 20 mile views
  - Detached garage has 18’x8’ doors on each side for easy access and exit.
- **2,115 sf – 2 beds – 2 baths – sleeps 8 with sleeper sofa**
- Large inviting picture windows in all rooms showing off the long-distance Hill Country views, main waterfall, lagoon, and pool
- Very open living area with suspended scissor beams, large breakfast nook, and wide open kitchen. Great room has wood burning fireplace w/ rustic beam mantle and cave stone cladding
- **Kitchen**
  - Very large for a cabin this size
  - 9’x5.5’ granite island with seating for 8
  - Great views and ample natural light
  - Ship-lap accents at hood vent, kitchen sink, and breakfast nook vaulted ceiling
- **Great room**
  - Large windows overlooking patio
  - Wood burning fireplace with hand hewn beam mantle
  - Cave stone cladding at fireplace and hearth
- **Master bedroom**
  - Private porch overlooking rugged boulder ravine with mature oak trees
  - Side view off private porch to lagoon, pool, and long-distance Hill Country views
  - Ship-lap vaulted ceiling with large gable windows overlooking views
  - Private bath and closet
- **Exterior**
  - Clad with native cedar log style siding and chinking, along with cave stone accent walls
  - Warm handsraped hickory wood floors at both bedrooms and stone patterned porcelain tile at all other areas.
The Nest

- Site
  - This setting has to be seen to be appreciated
  - The Nest is perched on steel piers up to 20’ tall. This incredibly attractive structure rests over two cascading waterfalls, a small fish pond, and a soothing babbling brook.
  - Surrounded by huge pecan, red-oak, live-oak, and elm trees
  - Beneath The nest there is a suspended 12’x12’ floating lounge right at waterfall level. This lounge has a very tranquil setting with babblying brook running beneath the see-through floor and two picturesque waterfalls catching your attention at eye level. This lounge also has TV hook-ups and a ceiling fan making it perfect for sleeping out at night or just enjoying nature and it’s sounds with family and friends.
  - Accessed from a cute trail winding through the trees and overlooking the waterfalls. This hardscaped trail leads to the free span steel and aged cedar bridge and front cantilevered covered porch.
  - Each side of The Nest has a cantilevered porch with one for dining and one with outdoor shower and porch swing. Each cantilevered porch looks over the babbling brook below and the sitting porch overlooks the small fish pond and one of the serene waterfalls as well.
  - Nearby is the 210’ long exhilarating tight-rope walk that spans from canyon rim to canyon rim and is 20’ above the canyon floor in some locations complete with safety cable and views to 3 canyon water falls.

- 700 +/- sf of studio style open Bohemian themed living
- 1 bath with indoor and outdoor shower
- Sleeps 4 with king bed and kids sleeping loft
- Two lofts with one being at each end of the structure. Both have large picture windows overlooking the brook, fish-pond, waterfall, and the rugged canyon filled with beautiful trees
- Interior studio layout
  - Small dining area for 4 with access to cantilevered outdoor dining deck
  - King size bed area with huge window overlooking brook and rugged canyon
  - Living area with access to cantilever sitting and outdoor shower porch. This living area also has oversized picture window overlooking brook, rugged canyon, and fish pond
  - Nice size bathroom with large shower, lots of natural light and direct access to outdoor shower
  - Main studio ceiling has a barn style stepped up center section complete with window cladded cupola tower. Each side of this stepped up center section has the kids lofts that overlook the central tower area
  - Kids lofts are 10’x10’ and 10’x5’ with ladder access and safety railing. Each loft truly has an amazing view out of their elevated picture windows. One is a sleeping loft and the other a play loft with TV set-up and ceiling fan
- Barn style aged cedar board and batten exterior
- Hand hewn hickory wood floors in main area with attractive tile in the bathroom

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Lake Side Cottage
- 1,635 sf – sleeps 6 with sleeper sofas
- Access to Canyon Lake 200
- Direct access to 3.5-acre park with kids play set, grassy play fields, and storage for kayaks
- Masonry walls – Stucco and Coolstone
- Standing seam metal roof
- Stone look tile flooring throughout
- Two-sided one car garage convenient for multiple ATVs or golf carts to access
- Grassy beach entry to Rebecca Creek lake access area
- 150 ft of water front lake access
- 400+/- meters to closest Canyon Lake boat ramp
- 2 of the 5 total toy barns are located at Lakeside Cottage. This gives 2- 12’x12’ overhead doors and 2- 8’x8’ overhead doors as access to the total 50’x30’ (each bay is 25’x30’) barn at this location. Ceiling heights in barns range from 16’ down to 14’ with crossing beams to allow for lifts to be installed. Each bay is well equipped with 220v power, plenty of lighting, many outlets, and one exhaust vent

5 Toy Barns (two bays at Lakeside Cottage and 3 bays at main ranch entry)
Each has the following features:
- 30’ x 25’ – 750 sf
- 30’ deep concrete parking pad at large overhead doors and 8’x8’ concrete pads at back 8’x8’ doors
- Hardi-plank board and batten and Coolstone exterior walls
- Metal roof
- 3 entries
  - 1 - 12’x12’ overhead door in front
  - 1 - 8’x8’ overhead door in back
  - 1 - Heavy steel walk through
- LED lighting
- 50 amp plug and plenty of outlets
- Large therastatic exhaust fan
- Hose bib for washing toys and tools

Lagoon and Waterfall
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- Centrally located adjacent to Lodge but close to Nest and Oasis cabins
- Lagoon is solid rock bottom and sides, with gunite added in areas where rock sides were not encountered
- Lagoon bottom shape is like swimming pool. 8’ deep for approximately 120’ with a slanted base up to the 3’ and then gradually slopes up to beach entry
- Large ¼ +/- acre lagoon waterfalls into a small reflecting pool at the Lodge main entry
- 12’x18’ cantilevered deck spans over the deep end of lagoon. Deck also has step down sitting bench that allows feet to dangle in the clear water
- Spring fed Lagoon keeps the lagoon full and refreshed with new water
- White sand beach entry with large native boulder steps to access lagoon
- Large native cantilevered jump rock at 8’ end

- Main Waterfall (7 other minor waterfalls on property)
  - 35 feet cascading down hillside towards lagoon and Lodge
  - Magical landscape lighting for waterfall and surrounding trees
  - Hillside around waterfall irrigated to keep hillside green and vibrant
  - 5’ shear drop at main waterfall for kids to play under and for visual appeal
  - Waterfalls fueled by 3 phase 15 hp pump that in enclosed and very quiet

Water Supply
Wells – 2 (both drilled in 2018)
Well 1 – By the Lodge is 375 ft
- Constant pressure 5 hp pump with two larger pressure tanks. Because of the flow of the well we decided to do the much larger pump and no storage tank
- Acid fracked

Well 2 – By FM 306 is 540 ft and has large storage tank and booster pump

Power
All power in the ranch is underground and it does have “city” water to all of the inhabitable buildings and toy barns.

Septic systems - all new in 2019
Total Number - 3
1. By Lodge
2. By Oasis Cabin (services Oasis and Nest cabins)
3. By Cottage