

The Manor
AT FALLING WATER

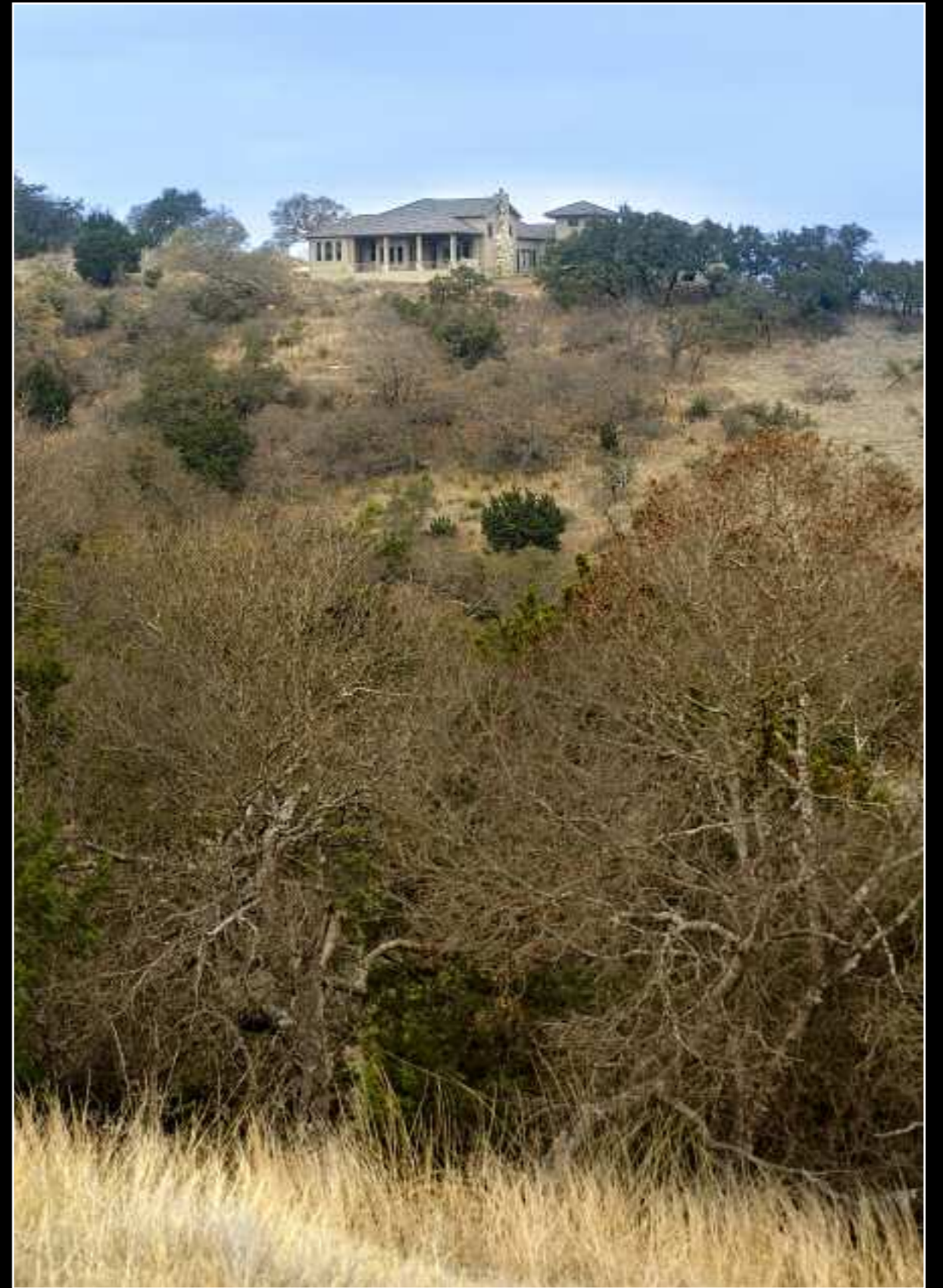


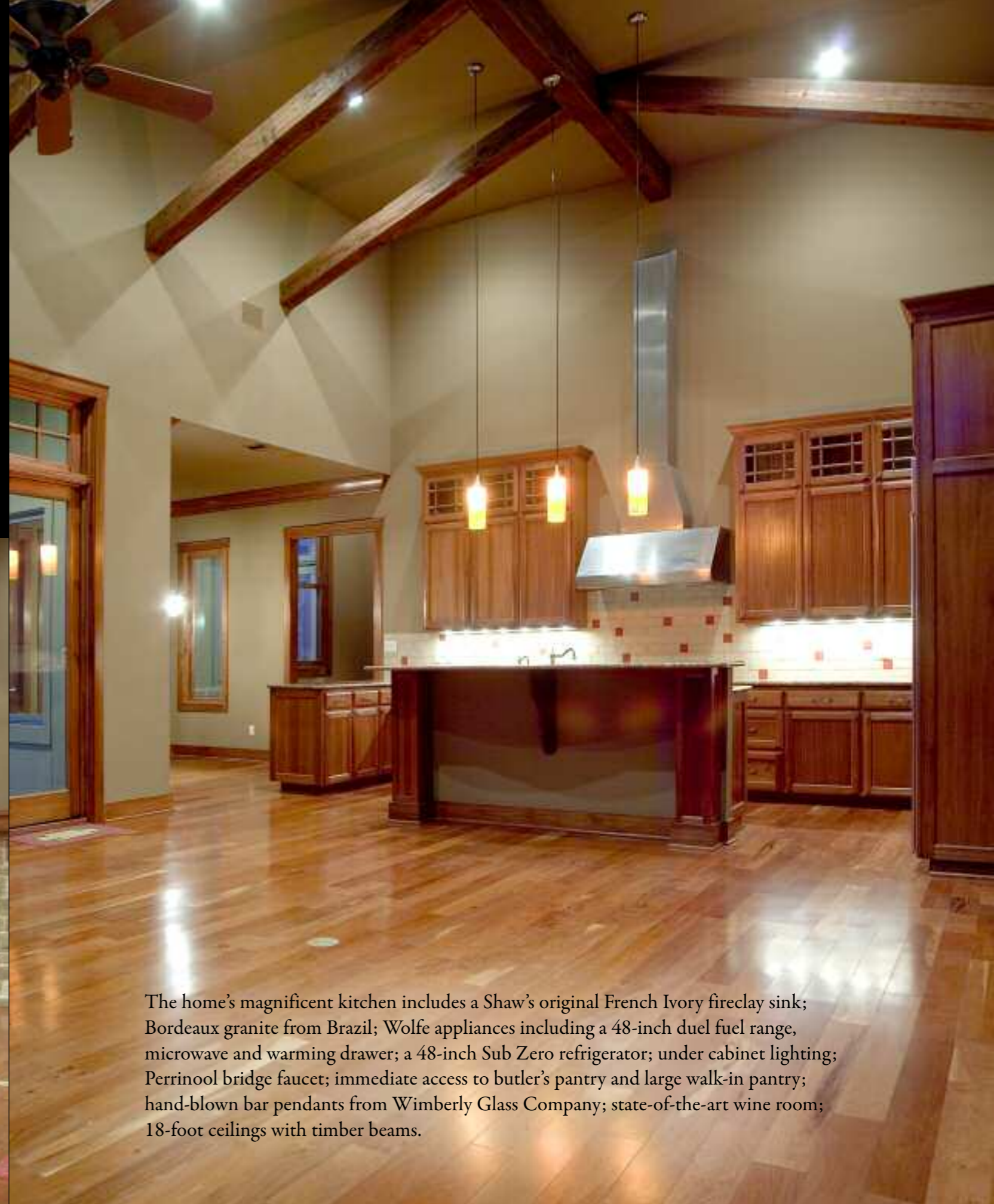

ranchline
AUCTION

Set in the heart of the Texas Hill Country, this magnificent hilltop retreat is truly a gem. Situated within a premier gated development offering majestic, unobstructed views of the Guadalupe River Valley, this pristine 4,500 square foot residence sits on more than five acres of rolling hills surrounded by live oak trees. Life out here is simple and uncomplicated. Far away from the bustle of city life, you won't be hindered by traffic or crowds. Yet San Antonio with its international airport, major medical centers and world-class shopping is only 30 minutes away. Interstate-10 and the city of Comfort are only four minutes away, while Kerrville, Bourne and Fredricksburg and their restaurants, major grocery stores and shopping centers are just 15 minutes away.

In an area rich in heritage, great year-round climate and abundant recreational activities, this home is a perfect retreat set in one of the most beautiful areas in Texas.







The home's magnificent kitchen includes a Shaw's original French Ivory fireclay sink; Bordeaux granite from Brazil; Wolfe appliances including a 48-inch dual fuel range, microwave and warming drawer; a 48-inch Sub Zero refrigerator; under cabinet lighting; Perrinool bridge faucet; immediate access to butler's pantry and large walk-in pantry; hand-blown bar pendants from Wimberly Glass Company; state-of-the-art wine room; 18-foot ceilings with timber beams.





master bath



The master bath features arcustone floor and walls, satin nickel faucets, chocolate travertine countertops, air whirlpool tub with custom made waterfall faucet, round walk-in shower with two shower heads and four body sprays, large walk-in master closet with built-in ironing board, motorized sun screen behind the vanity and a coffee bar situated next to the exercise room.





Million Dollar Views!



wildlife

The steep hillsides that define the Reserve also provide habitat for native game, so each home will feel a special connection to nature. Deer, elk, Barbary sheep, turkey and many other exotic wildlife roam freely throughout the area.



Portions of your lot that are left in their native state will qualify for a wildlife exemption, lowering your real estate taxes.

You'll share these 600+ acres with more than 200 exotic deer. Wild turkeys roam the Reserve in abundance. And hawks soar high overhead, lifted by the same thermals that bathe you in gentle, refreshing breezes on even the hottest of days.



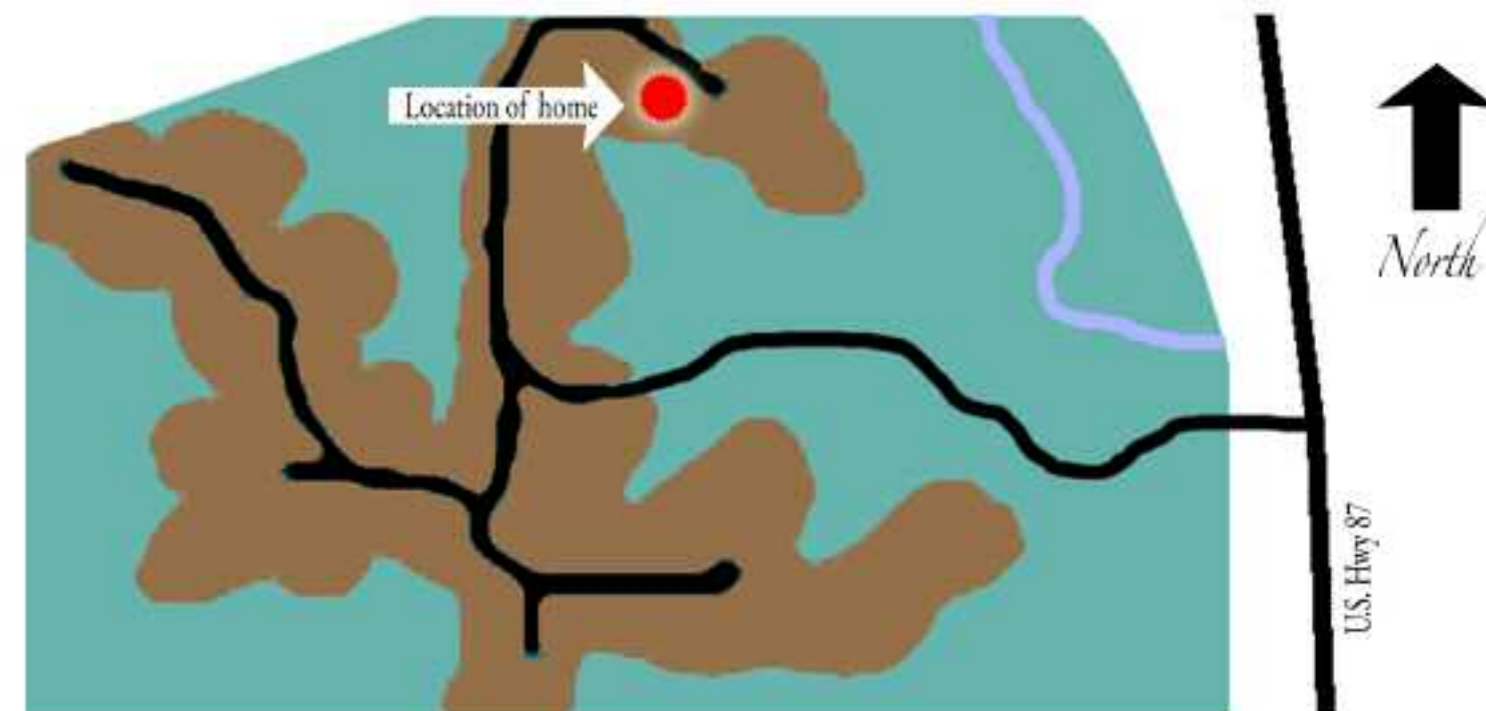


Deep in the heart of the Texas Hill Country, the Reserve at Falling Water is an exclusive gated development which lies in a range of tall hills that command majestic views of the Guadalupe River Valley and God's grand painted skies. Here, spring-fed creeks nurture strands of native trees. Deer, wild turkey and other wildlife call this home. It is 602 acres of unparalleled vistas making this one of the Hill Country's premier master-planned developments.

On the crest of the Reserve's resplendent plateaus, a select number of luxury homes will be built. The ridges connecting these spectacular hilltops is level enough to build homes befitting this development. Yet steep hillsides protect every home against future encroachment. At the Reserve, you will wake up every morning feeling as though you're on top of the world. Because you are! Rejuvenate, renew and rekindle. Reward yourself with a home at the Reserve. More information at www.reserveatfallingwater.com



The Reserve at Falling Water Facts:
 602 acres ♦ Deed restricted ♦ 3,000 square foot minimum homes ♦ Architectural control committee ♦ Streets are paved and private ♦ Central water system to all homesites ♦ Underground electricity and telephone ♦ Weekly garbage removal ♦ Curbside mail ♦ High-Speed internet available ♦ Comfort School District (rated No. 7 academically out of 225 2A schools in Texas) ♦ Eight private schools located within eight to 16 miles.



- Higher Elevations
- Lower Elevations
- Streams
- Roads

Directions to Home:
 Turn in at the rock waterfall at the Reserve entrance. After going through the gate, proceed 1.0 mile to the end of the road. Turn right and continue a half-mile. The house is the last one on the right.



- Distances to nearby cities:
- Four minutes to I-10 and Comfort
 - 14 minutes from Fredericksburg
 - 17 minutes from Boerne
 - 17 minutes from Kerrville
 - 45 minutes to San Antonio

Ten golf courses are within an easy chip shot of the Reserve. Antiques, the arts, state parks and historical sites abound in the Hill Country. San Antonio is less than an hour.



Comfort - Star of the Texas Hill Country

Comfort, Texas, was established by German settlers 1854. Wearing by their journey from New Braunfels, Texas, the small group was so pleased by this picturesque site and pure water that they named it Camp Comfort. With its abundance of vintage structures, much of the midtown area is on the National Register of Historic Places.

Today, Comfort is a popular tourist area with numerous camps along the Guadalupe River operated by various civic organizations. It is renowned for its antique shops and quaint restaurants. Visitors enjoy fishing, swimming and camping during summer months. Hunting is popular during the fall and winter. Visitors find Comfort shopping interesting year round.

Comfort is a beautiful 17 mile drive to Kerrville, Texas, a popular tourists area. Bandera, Texas, the Cowboy Capital of the World, is a short scenic drive from Comfort. Boerne, Texas, a great place to visit, is also nearby. Comfort is a short drive to Fredericksburg, known for its many festivals and unique shops.

A historical marker recognizes the 1930 art deco Comfort Theater, scene of live theater. Bed & Breakfasts and guest houses are offered in many of the historic buildings.



boerne, texas

From shopping to recreation, historic Boerne has a little bit of everything

From Art to Antiques to Home Decor there is something for everyone in Historic Downtown Boerne. While strolling along Hauptstrasse (Main Street) have a bite at a bistro or bakery or enjoy the fine cuisine at one of many restaurants.

Come out and enjoy a glass of wine and the latest offerings on the Boerne Art Scene. Patrons of Second Saturday Art and Wine can ride from gallery to gallery in stylish fun on The Creek Restaurant's red and green trolley.

Boerne is located only 22 miles northwest of San Antonio in the foothills of the Texas Hill Country. It is a blend of small town charm, historic architecture, nature conservation, and community growth. Tourists visit Boerne year-round. The residential population continues to grow, and business development is expanding. Visitors and residents alike are inspired by the natural surroundings. Experience nature's beauty by visiting the Cibolo Nature Center, take a trip back to farming and ranching past by visiting the Agricultural Museum. Meander through charming downtown Boerne and visit the gazebo and water feature at Main Plaza. Enjoy shopping and dining throughout historic downtown, or spend the day golfing at area golf resorts or hiking the city's hike and bike trail. Explore parks, creeks, and boundless recreation opportunities.



River Road Park located on the Cibola Creek in Boerne





Kerrville Public Library



Downtown Kerrville

Kerrville is truly a Hill Country paradise

Kerrville is known for its many festivals and unique shops, and is truly a Hill Country paradise. The accommodations are first-rate, the scenery is majestic and the people are friendly. It is located in the heart of the Texas Hill Country, where sparkling spring fed creeks meander through the rugged terrain and rolling hills of the Guadalupe River Valley.

The Guadalupe River, along with the mild climate, provides the opportunity to enjoy many outdoor pursuits. Every season in Kerrville offers an array of activities.

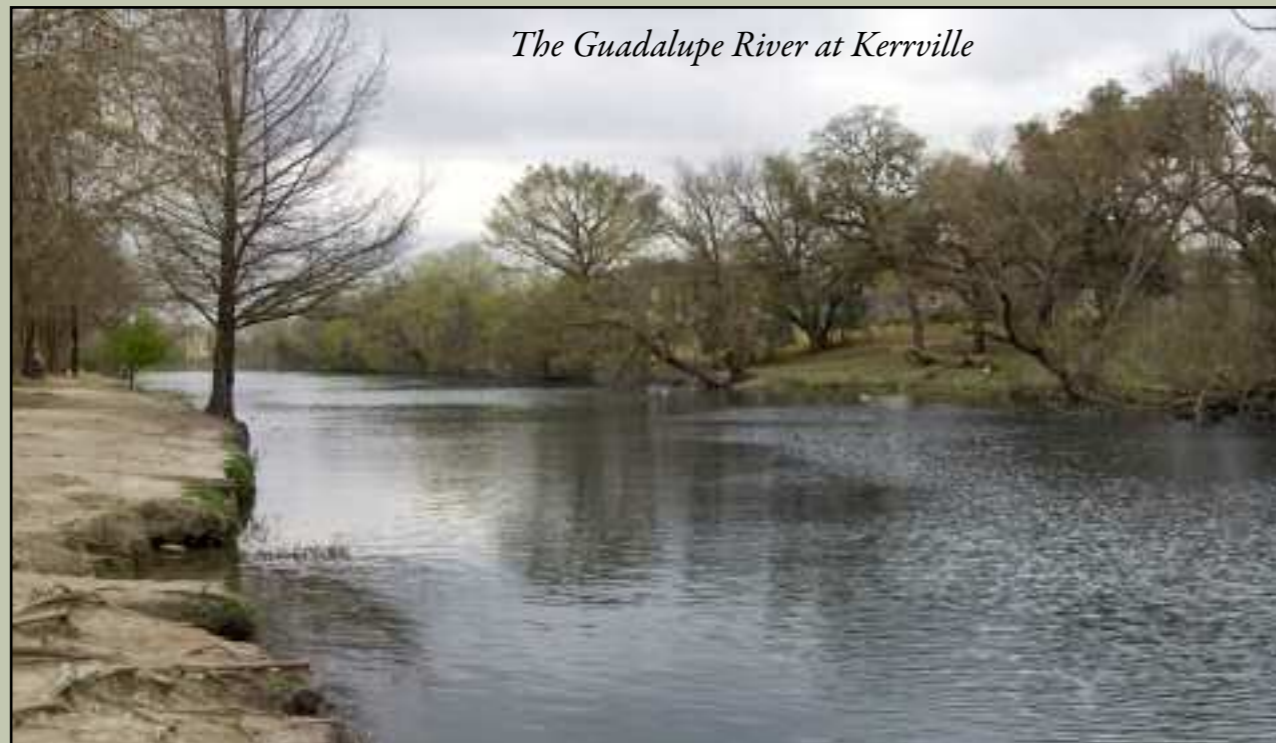
Kerrville is one of the state's most popular health and recreation centers. The area is believed by many to have the most ideal climate in the nation.

More than two dozen area boys' and girls' camps, scores of hotels, motels, dude ranches and religious encampments attract thousands annually. The region is blessed with rugged cedar and live oak-covered hills, picturesque green valleys and beautiful streams edged by towering cypress.

There's plenty to do in Kerrville, Texas. You'll want to visit Kerrville's most complete Calendar of Events, Live Music and More. Read Hill Country Fun for news about music, events and other fun things to do in the Texas Hill Country.

Kerrville outdoor activities include numerous city parks, a municipal tennis center, public and private golf courses, horseback riding, camping, bicycling, shopping, and more.

The Guadalupe River at Kerrville



Fredricksburg is one of the most popular towns in the state of Texas. With over 100 unusual shops featuring arts and crafts, antiques, gifts, clothing, jewelry, novelties, and more, there are plenty of places to shop. The main street of Fredricksburg is full of quaint shops and the side streets offer more interesting and unique shopping.

While exploring the streets of Fredricksburg, pick up some fudge, stop at a German Bakery or have lunch in a German Restaurant. Check out the hand-made candles, try a Dulcimer, or visit any of of the numerous antique shops. Fredricksburg is a town famous for its bed and breakfast inns, and it has been listed as the eleventh most popular tourist town in the entire United States.

Located in the heart of the Hill Country, Fredricksburg was founded in 1846 by German settlers and its charm and heritage endure to this day. The Fredricksburg historic district is a designated National Register Historic District. Fredricksburg offers a unique shopping experience with some of Texas' best specialty shops filled with antiques, gifts, fashion, foods, books and more. The Fredricksburg restaurants are famous for their international menu of German, Mexican, Spanish, and American favorites.



Fredricksburg Public Library



Many elaborate churches are found throughout Fredrickburg.

Grocery stores in Fredrickburg are convenient to residents living in the Reserve.



san antonio, texas

Northwest San Antonio offers an abundance of shopping, dining and entertainment. This area of the city is growing rapidly, and provides easy access to many retail and entertainment centers without having to drive through the heart of the city, thereby avoiding traffic and congestion.

The Rim

Located at I-10 and Loop 1604, the Rim is an 800-acre mixed-use development, located on the leading edge of San Antonio's explosive northwest growth sector. The property features Bass Pro Shop, Target, Santikos Theatres, Best Buy, JC Penney, specialty stores, entertainment and fine dining. The Rim offers approximately two million square feet on 150 acres.



Located at The Rim, Bass Pro Shops in San Antonio is a leader among Texas hunting outfitters, with seminars and classes on everything from fishing and hunting to learning about the outdoors.



The Palladium is a state-of-the-art entertainment complex which includes 18 giant movie screens, plus San Antonio's second IMAX theatre. The 125,000 square-foot facility was built at a cost of \$35 million.



Open air marketplace brings world-class shopping and dining to San Antonio and the Hill Country

An open-air marketplace brings a new vitality and sophistication to shopping in northwest San Antonio. Located just off Loop 1604 immediately behind Fiesta Texas, The Shops at La Cantera will amaze you in more ways than one. Just as you think the selection of stores and restaurants will over excite you, the tranquil surroundings of lush greenery and soothing water remind you that everything here is in perfect balance, just like you'll be.

The opening of The Shops at La Cantera in San Antonio, brought 1.3 million square feet of world-class retail and dining to South Texas and the Texas Hill Country. Featuring more than 120 total shops and restaurants, The Shops at La Cantera offers the entire San Antonio region and Mexico an unprecedented variety of contemporary, high-quality retail options. More than 30 retailers have opened their first San Antonio store, including Neiman Marcus, Nordstrom, Brooks Brothers, Burberry, Fossil, Hugo Boss, LaCoste, Landau, Tiffany & Co., Tommy Bahama, Ralph Lauren and many more.





Less than an hour drive from the Reserve development, the city of San Antonio captures the spirit of Texas. The eighth largest city in the United States, the city has retained its sense of history and tradition, while carefully blending in cosmopolitan progress. The city has always been a crossroads and a meeting place. Sounds and flavors of Native Americans, Old Mexico, Germans, the Wild West, African-Americans and the Deep South mingle and merge. Close to twenty million visitors a year delight in the discovery of San Antonio's charms.

The actual founding of the city came in 1718 by Father Antonio Olivares, when he established Mission San Antonio de Valero, which became permanently etched in the annals of history in 1836 as The

Alamo where 189 defenders held the old mission against some 4,000 Mexican troops for 13 days. The cry "Remember the Alamo" became the rallying point of the Texan revolution against Mexico. Located in the heart of downtown, today The Alamo is a shrine and museum.

An Urban Masterpiece

Amidst the daily hubbub of the busy metropolitan downtown, sequestered 20 feet below street level, lies one of San Antonio's jewels - the Paseo del Rio. Better known as the "River Walk," these cobblestone and flagstone paths border both sides of the San Antonio River as it winds its way through the middle of the business district. The River Walk has multiple personalities - quiet and park-like in some stretches, while other areas are

full of activity with European-style sidewalk cafes, specialty boutiques, nightclubs and gleaming high-rise hotels. The River Walk stretches for approximately two-and-a-half miles from the Municipal Auditorium and Conference Center on the north end to the King William Historic District on the south. Rio San Antonio Cruises, the river's floating transportation system, provides a novel method of sightseeing and people-watching in downtown San Antonio. Groups can also dine aboard open-air cruisers as they wind their way along the scenic waterway. River taxis deliver visitors to Rivercenter, a dazzling three-level glass shopping, dining and entertainment complex, and to the newly expanded Henry B. Gonzalez Convention Center.

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AT FALLING WATER

301 Majestic Ridge
Auction to be held on-site
May 17, 2008

www.ranchlineauction.com





The Manor at Falling Water

Ranchline Auction

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