

# THE OVERLOOK

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169 PRIVATE ROAD 1710, MICO, TX 78056

9,080± SF | 8.29± ACRES

## PROPERTY FEATURES

- Five Fully Furnished Luxury Suites: Each suite is thoughtfully designed and furnished to provide the ultimate in comfort and style.
- Five Full Baths and Four Half Baths: Spacious and elegantly appointed, providing ample convenience for guests.
- 2,100 sq. ft. Jr. Olympic Pool with Negative Edge: A stunning feature that blends seamlessly with the surrounding landscape, offering a luxurious swimming experience.
- 1,100 sq. ft. Equipped Fitness Center: A state-of-the-art facility that provides a wide range of exercise equipment for all fitness levels.
- Wraparound Balcony: Offers extensive outdoor living space with breathtaking views of Medina Lake and the Texas Hill Country.
- Third-Story Panoramic Watchtower: Provides a unique vantage point to enjoy the expansive views and stunning sunsets.
- Large Rustic Rock and Boulder Fire Pit: An inviting outdoor feature perfect for gathering and relaxation.
- Stacked Rock Wood-Burning Fireplace: Adds warmth and a cozy atmosphere to the indoor living space.
- Biometric Entry with Security Cameras: Ensures maximum security with advanced technology and surveillance.
- Fully Equipped Bar with Aloha POS System, Surround Sound, and P.A. System: Ideal for entertaining, with professional-grade equipment to support any event or gathering.
- Recently Replaced Top-of-the-Line DECRA Metal Roofing System: Ensures durability and adds a modern aesthetic to the property.
- Customizable Kitchen Area: A blank canvas ready for a bespoke culinary design to enhance the dining experience.

## EXTERIOR FEATURES

- Expansive 8-Acre Property: Privately gated and fully fenced with oversized steel gates for privacy and security.
- Ample Guest Parking: Conveniently designed to accommodate multiple vehicles.
- Lush Landscaping: Professionally maintained grounds featuring native plants and trees that complement the natural beauty of the Texas Hill Country.
- Outdoor Lighting: Strategically placed to enhance nighttime ambiance and security.
- Patio and Deck Spaces: Multiple outdoor areas designed for lounging, dining, and entertaining.
- Outdoor Shower: Convenient for pool use and adding a touch of luxury to outdoor living.

## INTERIOR FEATURES

- Spacious Open-Concept Living Areas: Designed to blur the lines between indoor and outdoor living.
- High Ceilings with Exposed Beams: Adds character and a sense of spaciousness to the interior.
- Luxury Finishes Throughout: High-quality materials and craftsmanship in every detail.
- Energy-Efficient Windows and Doors: Large windows and doors that maximize natural light and views while offering energy efficiency.
- Advanced Home Automation System: Controls lighting, climate, security, and entertainment systems for convenience and efficiency.
- Private Office or Study: A quiet space tailored for productivity and focus.
- Game Room: Equipped for entertainment and relaxation, perfect for hosting guests.
- Spa-Like Bathrooms: Featuring high-end fixtures, soaking tubs, and walk-in showers for a luxurious bathing experience.
- Walk-In Closets: Ample storage space with custom shelving and organizers in each suite.
- Laundry Room with Built-In Storage: Designed for efficiency and convenience, with plenty of storage and workspace.

## INVESTMENT OPPORTUNITIES

- Hill Country Community Development: Potential to develop a thriving residential community that takes full advantage of the scenic surroundings.
- Townhouse or Condominium Complex: Ideal location for upscale multi-family housing with panoramic views and luxury amenities.
- Resort Community: Opportunity to create a destination resort with comprehensive facilities for relaxation and recreation.
- Commercial Development: Suitable for a variety of business ventures, from retail to professional services.
- Private Residence or Family Compound: A unique option for a private retreat or a shared family estate.
- Office or Retail Space: Versatile potential for a mixed-use development catering to both business and consumer needs.
- Restaurant: Perfect for a fine dining establishment that could capitalize on the stunning views and serene setting.
- Wedding Venue: An ideal backdrop for weddings, offering picturesque scenery and comprehensive amenities for memorable events.
- Special Event Center: A premier location for hosting a range of events, from corporate functions to private parties.
- Timeshare Development: An excellent opportunity for fractional ownership, allowing multiple investors to share in the property's beauty and amenities.

# BINKAN CINAROGLU

REAL ESTATE CONSULTANT

210.241.4550

BINKANSA.COM

BINKAN.CINAROGLU@SOTHEBYSREALTY.COM

