

844 LEMOND ROAD
UTOPIA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

AVAILABLE

STILLPOINT RANCH

WHERE LIFE SLOWS BEAUTIFULLY.



**BOWNDS
RANCHES**TM

BRANDON BOWNDS, BROKER

**41.368± ACRES
BANDERA COUNTY**



ACREAGE. 41.368± Acres

LAND TYPE. Modern Hill Country Homestead
Refined Ranch Living
Full-Time Residence
Retirement / Relocation
Weekend Retreat

TAX EXEMPTION. Wildlife Management Tax Exemption

LOCATION. Utopia, Bandera County, Texas

Perfectly positioned in the heart of the Texas Hill Country, Stillpoint Ranch is located along Lemond Road just minutes from Utopia.

Stillpoint Ranch is approximately:

- 5± minutes to Utopia
- 15± minutes to Vanderpool
- 35± minutes to Bandera
- 1 hour 20± minutes to San Antonio
- 2± hours to Austin

Sometimes, the best location isn't measured in miles.
It's measured in peace of mind.

ACCESS. **ARRIVAL AS AN EXPERIENCE.**

Approximately 0.35± miles of paved Lemond Road frontage.

Beyond the automatic entrance gate, a black gravel drive gracefully winds through native pasture toward the residence. Like a black carpet rolled across the land, it quietly announces that you've arrived somewhere extraordinary. Clean, refined, and impeccably maintained, it sets the tone for everything that follows.

The drive transitions seamlessly into expansive concrete flatwork, covered parking, and an interconnected network of sidewalks, uniting the residence, detached garage, and outdoor living spaces with the same thoughtful precision found throughout the property. Here, muddy ruts and dusty tire tracks give way to a clean, polished arrival.



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LAND & FLORA.

BEAUTY THROUGH SIMPLICITY

The beauty of Stillpoint Ranch isn't found in rugged cliffs or dramatic elevation changes. It's found in simplicity.

Approximately 41.368± acres of level, grassy bottomland unfold beneath a canopy of mature native hardwoods, where open pasture, scattered Live Oaks, Mesquite, Black Walnut, and Pecan trees create a landscape that feels both expansive and intimate. Around the residence, manicured lawns, perfectly placed shade trees, and curated landscaping blend effortlessly into the surrounding native terrain.

The result is a property that feels natural without appearing wild, refined without feeling formal, and beautifully maintained without ever seeming overdone.

WATER.

A quality water well services the residence and improvements, providing reliable water for everyday living and landscape irrigation.

WILDLIFE.

Like much of the Texas Hill Country, Stillpoint Ranch is home to an abundance of native wildlife. Whitetail deer, Rio Grande turkey, hogs, and a variety of native birds are frequent visitors, becoming part of the quiet rhythm of everyday life.

IMPROVEMENTS.

The improvements at Stillpoint Ranch were designed to complement the landscape rather than compete with it.

A beautifully executed custom residence anchors the property, accompanied by a matching detached garage, covered parking, and thoughtfully connected outdoor living spaces. Native limestone, vertical metal siding, standing seam metal roofs, expansive windows, and clean architectural lines create a timeless Hill Country aesthetic with a distinctly modern influence.

The surrounding concrete flatwork, covered porches, landscape lighting, manicured lawns, and carefully curated plantings blur the line between architecture and landscape, allowing the home to feel as though it has always belonged here.

Like every element of Stillpoint Ranch, the improvements are refined, intentional, and quietly confident.



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COME INSIDE.

GREAT ROOM. Vaulted ceilings and walls of glass fill the great room with natural light while framing uninterrupted views of the surrounding Hill Country. Warm finishes, clean architectural lines, and an effortless connection to the outdoors create a gathering space that feels both expansive and remarkably calm.

THE KITCHEN. Beautifully crafted without excess. Custom wood cabinetry, expansive work surfaces, and an inviting island create a natural gathering place where conversation flows as easily as the meals prepared here.

THE DINING. The dining room connects effortlessly to the kitchen, great room, and outdoor living spaces, where conversation, views, and shared meals come together with equal ease.

THE STUDY. Thoughtfully positioned to capture natural light and peaceful views, the study offers a quiet retreat for work, managing investments, and reading. Custom built-in shelving and understated finishes continue the home's philosophy of intentional simplicity.

PRIMARY SUITE. Natural light, incredible views across the ranch, and clean architectural lines give the primary suite a relaxed, inviting feel. Every detail has been thoughtfully considered to create a space that's as comfortable as it is timeless.

PRIMARY BATH. The spacious primary bath features dual vanities, a walk-in shower, and generous windows that continue the home's connection to the outdoors. Clean finishes, warm materials, and an uncluttered design make everyday routines feel effortless.

GUEST BEDS & BATH. Filled with natural light and views of the surrounding ranch, the two inviting guest bedrooms make family and friends feel right at home. The well-appointed guest bath with a walk-in shower continues the home's clean, timeless design.



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THE UTILITY. Generous workspace, abundant storage, and a utility sink make everyday tasks simple and convenient. Natural light streams through the glass exterior door, with views of the ranch serving as a pleasant reminder that even chores come with a pretty good backdrop.

THE CARPORT. An oversized covered carport serves as a breezeway, creating a seamless connection between the home and detached garage.

DETACHED GARAGE. Clean, organized, and ready for everything from ranch equipment to weekend projects, the detached garage feels every bit as intentional as the home itself. *A place for everything, and everything in its place.*

SUMMARY. WHERE LIFE SLOWS BEAUTIFULLY. A PHILOSOPHY OF INTENTIONAL LIVING.

A stillpoint is the calm center around which everything else moves.

Some places are defined by what they have. Stillpoint Ranch is defined by how it makes you feel.

Every element has been thoughtfully considered. From the graceful approach along the striking black gravel drive—the property's own black carpet to luxury living—to the clean architectural lines, curated native landscaping, and panoramic mountain views framed by walls of glass, every decision reflects a singular vision.

The land is quiet. The home never tries to overpower it. Every line is clean. Every tree, perfectly placed. Every edge, intentionally finished.

Nothing is excessive.

Nothing is overlooked.

Every detail has been intentionally placed to create a home where life naturally slows.

Refined without feeling formal.
Beautiful without excess.
That's Stillpoint Ranch.

AVAILABLE

PRICE

\$1,430,000

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