



HILL COUNTRY HIDEAWAY

By MAURI ELBEL | Photography by CHRIS MENDIOLA

In the heart of the Hill Country just north of Boerne, an idyllic five-acre estate now serves as a relaxing refuge for three generations.

Two 3-bedroom, 2-bathroom 1,350-square-foot homes flank a picturesque pond which sits before the sprawling 4,500-square-foot 5-bedroom, 5.5-bathroom main house that spans the pond's width. "To me, what makes this property exceptional is the layout of these homes with the two guesthouses out front and the main house with this huge pond fully stocked with catfish, bass and perch," says Josh Maas, owner of Dynamic Custom Homes, which

designed and built the residential project in 2011. "Out here you are on your own little private ranch so you've got the city amenities of downtown Boerne just five minutes away with the privacy of being on five acres in the Hill Country. The guest houses act as a buffer which makes a nice little private surrounding." Equipped with a four-car garage and fully enclosed by an eight-foot fence with three automatic wrought iron entry gates, the property was initially designed for Maas' business partner.

The objectives of the design-build were twofold: to create the ideal Hill Country home and to construct two additional smaller homes which would be used as a guest house and an office. "He had a clear vision for exactly what he wanted," recalls Maas of the original homeowner's design goals. "We were actually building another house in Cordillera Ranch, and a lot of what is seen in this house mirrors the design of that house." A year ago, the property was sold to a close-knit family

consisting of a couple; their grown daughter, her husband and child; and their grown son who occupy each of the three houses. "This property is a great place for all of them to stay and raise their families together," says Maas who is currently building a 1,500-square-foot addition on one of the houses. A well on the property features a five-ring storage tank which fully supports the water used for the landscaping, pool, pond and three homes. This self-sustaining feature, combined with the fact







that each self-sufficient home has a separate septic tank, results in zero water and sewer bills for the homeowners, Maas says.

The homes hone a ranch-meets-Hill Country feel with full mason exteriors comprised of a mixture of white and Lueders limestone and gabled metal roofs. Covered patios feature Douglas fir columns and one-by-six tongue and groove pine ceilings, creating relaxing shaded areas to soak in country vistas and gaze out on the large fishing pond and whirling windmill.

Exterior materials extend inside, creating a rustic charm throughout the interiors with a stone fireplace, bar area and kitchen archway and exposed fir beams striped across vaulted ceilings. Creamy-colored tumbled Versailles-pattern travertine floors are laid throughout the common areas while bedroom floors are hand-scraped hickory.

An upward glance reveals some of the main home's more eccentric features such as reclaimed barn wood ceilings in the

bedroom, white waffle ceilings in the master suite, antique rusted tin ceilings in the game room and a multicolor pheasant feather ceiling above the kitchen island.

"The owners wanted a unique and fun effect in each room while maintaining an elegant custom feel," says Maas. "The different ceiling treatments highlight the individual personality of each room."

A creamy, taupe palette and widespread use of wood



cabinetry, doors and paneling creates a neutral backdrop which allows the ceilings and eye-catching granites and marbles to stand out. While most of the main home veers toward a more masculine look, softer touches can be seen in areas like the elegant, light-filled master bathroom, featuring a hand-cut tile garden tub and high-end granite countertops.

The kitchen features chef-grade Viking® appliances paneled in knotty alder, a custom travertine farmhouse sink, a bold glass tile backsplash and Venetian gold granite countertops. The game room, with its cut-stone backsplash and bar and reclaimed barn wood wainscoting, houses eclectic country-inspired finds such as saddle barstools, an oversized elk horn chandelier and a refinished shuffleboard table set atop old wine barrels with a copper sink, wine refrigerator and keg sitting behind the bar. The houses also feature superior home automation controlled through the Vantage™ system and a fully-wired entertainment system with speakers throughout.

Dynamic Custom Homes orchestrated everything from exterior and interior design to construction, bringing Pristine Pools on board to design the landscaping, pond and pool. The 9,000-square-foot, fully stocked pond lined with rocks and limestone is perfect for fishing or simple enjoyment while the backyard infinity edge pool boasts a heating capability, waterfalls, deck jets, bubblers, underwater remote-controlled speakers and color-changing LED lights. Maas says the upper area is perfect for splashing and swimming while the lower level of the pool is set up for relaxing with a beachfront entry, built-in bar stools and a Baja shelf with umbrella holders. Poolside entertaining is made as convenient as possible with a 650-square-foot outdoor pool pavilion complete with a full bathroom and full summer kitchen, which features chef-grade appliances including a Viking® grill, refrigerator, ice maker, sink and keg-o-rater.

"It has the works," says Maas. "It is perfect for outdoor entertaining." ♦

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