

# \$1,085,000 - 64 West View, Kerrville

MLS® #1707654

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## \$1,085,000

4 Bedroom, 4.00 Bathroom, 3,263 sqft  
Residential on 6.40 Acres

TIERRA LINDA, Kerrville, TX

TIERRA LINDA AMAZING: Situated on a high point of the Ranch, you will find a stunning property that checks off all the boxes.

Traveling along the paved driveway you will make your way through the Park-like setting and arrive at what is sure to be your next home. Here you will find a beautiful spacious 3-bedroom, 2.5-bathroom, 2519 sf main home with an attached garage. A fantastic 1-bedroom, 1-bath, 744 sf guest home with a floor-to-ceiling fireplace will give your guests privacy. The property also offers an additional garage and shop with a climate-controlled special storage area and additional parking under an extended carport. Exiting your car, turn around and see the fantastic views and imagine sitting outside and looking at the stars in this dark-sky neighborhood. Professional landscaping, multiple outdoor seating, and entertaining areas, and a sodded, fenced side yard for the pups. No expense was spared in the updates and construction of the guest home, as evidenced by the high-end finishes. From the moment you walk in, you know this home has the attention to detail and care that we all look for but seldom find. Everything on this property is expertly maintained. It is truly move-in ready. The acreage has been thoughtfully cleared and is easy to access. Ravines and geologic features abound. Secluded at the end of a cul-de-sac and located close to the front entrance of the ranch, makes for a quick trip to IH 10 or into town. Nestled between Kerrville &



Fredericksburg, Tierra Linda Ranch is a 2,900 +/- acre working ranch subdivision with cattle for profit, horses to ride and an abundance of wildlife. Amenities include: tennis/pickleball courts; fishing in two spring-fed lakes; private airport; swimming pool and a picnic area with pavilion and clubhouse. Come enjoy the Tierra Linda lifestyle for a true Hill Country experience. Pictures can't tell the whole story; you must visit this property to appreciate all it has to offer.

Built in 2007

### Essential Information

|                |                               |
|----------------|-------------------------------|
| ListingFeed    | sabor_vow_sold                |
| MLS® #         | 1707654                       |
| List Price     | \$1,085,000                   |
| Sale Price     | \$1,025,000                   |
| Sale Date      | August 17th, 2023             |
| Bedrooms       | 4                             |
| Bathrooms      | 4.00                          |
| Full Baths     | 3                             |
| Half Baths     | 1                             |
| Square Footage | 3,263                         |
| Acres          | 6.40                          |
| Year Built     | 2007                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Detached        |
| Style          | One Story, Texas Hill Country |
| Status         | Sold                          |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 64 West View |
| Subdivision | TIERRA LINDA |
| City        | Kerrville    |
| County      | Gillespie    |
| State       | TX           |
| Zip Code    | 78028        |

## Amenities

|           |  |
|-----------|--|
| Amenities | Pool, Airport Property, Bridle Path, Clubhouse, Sports Court, Tennis, Jogging Trails |
| Parking   | Attached, Detached, Side Entry   |
| Pool      | None   |

## Interior

|                 |   |
|-----------------|---|
| Interior        | Separate Dining Room, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Laundry Main Level, Walk in Closets, Two Eating Areas, Two Living Area, All Bedrooms Downstairs, Attic - Access only, Cable TV Available, High Speed Internet, Laundry Room, Shop, Telephone |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Garage Door Opener, Built-In Oven, Chandelier, Custom Cabinets, Electric Water Heater, Gas Cooking, Private Garbage Service, Water Softener (owned)  |
| Heating         | Central, 3+ Units   |
| Cooling         | One Window/Wall, Two Central  |
| Fireplace       | Yes   |
| # of Fireplaces | 2   |
| # of Stories    | 1   |
| Stories         | 1   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | 3 Sides Masonry, Cement Fiber, Stucco, Stone/Rock  |
| Exterior Features | Patio Slab, Covered Patio, Mature Trees, Double Pane Windows, Deck/Balcony, Detached Quarters, Has Gutters, Partial Fence, Partial Sprinkler System, Storage Building/Shed, Workshop |
| Lot Description   | 5 - 14 Acres, Ag Exempt, Cul-de-Sac/Dead End, County Vlew, Creek - Seasonal, Gently Rolling, Horses Allowed, Mature Trees (ext feat), Partially Wooded, Secluded, Xeriscaped         |
| Roof              | Metal  |
| Construction      | Pre-Owned  |
| Foundation        | Slab   |

## School Information

|            |                   |
|------------|-------------------|
| District   | Harper ISD        |
| Elementary | Harper Elementary |
| Middle     | Harper Middle     |
| High       | Harper HS         |