

\$3,195,000 - 2585 Bandera Highway, Kerrville

MLS® #3291336

\$3,195,000

3 Bedroom, 4.00 Bathroom, 3,664 sqft
Residential on 2.09 Acres

Flatrock Acres, Kerrville, TX

Enjoy Resort Style Luxury Living from this Beautiful 2-acre Guadalupe River Lakeside Property. This custom-built home was thoughtfully designed to enjoy the glistening views of Kerrville Lake. The two living areas, kitchen, and primary suite are all situated to look out on the negative edge pool to the waters below. Terraced patios, pool, and putting green are ideal for entertaining and enjoying the Texas Hill Country weather. High Ceilings, hardwood floors, Ralph Lauren fabrics, custom carpets, and exquisite hardware and plumbing finishes are apparent throughout. Primary bedroom includes a luxurious ensuite with jetted tub, roll-in shower, sauna, large walk-in closet, and just off of this is an exercise room/sitting room. Other features include an office, attached guest house, large laundry room, 2-car garage, plus storage shed. Enjoy your own access to Kayak the lake, or drive 5 minutes to one of two private golf courses (memberships apply), shopping, medical, and dining. Located out of the City Limits and No HOA. Virtual Tour of the Primary Home-
<https://bit.ly/PrimaryHouseVirtualTour>.



Built in 2013

Essential Information

ListingFeed	abor_vow
MLS® #	3291336

List Price	\$3,195,000
Sale Price	\$2,775,000
Sale Date	June 12th, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	3,664
Acres	2.09
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2585 Bandera Highway
Subdivision	Flatrock Acres
City	Kerrville
County	Kerr
State	TX
Zip Code	78028

Amenities

Utilities	Electricity Connected, Phone Available
Features	None
Parking	Additional Parking, Garage Faces Front, Garage, Inside Entrance
# of Garages	2
View	Hills, Pool, River, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	River Front
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Double Oven, Dishwasher, Electric Range, Microwave, Refrigerator, Water Softener Owned, See Remarks
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2

Fireplaces Living Room, Outside

of Stories 2

Stories Two

Exterior

Exterior Features Balcony, Barbecue, Rain Gutters, See Remarks, Dog Run

Lot Description Front Yard, Gentle Sloping, Moderate Trees, Sprinklers Automatic, Views

Windows Drapes, Insulated Windows

Roof Metal

Construction Stone, Stucco

Foundation Slab

School Information

District Kerrville Isd

Elementary Outside School District

Middle Outside School District

High Outside School District