

\$1,150,000 - 5ac Great Sky Avenue Lot 72, Kerrville

MLS® #7482489

\$1,150,000

3 Bedroom, 4.00 Bathroom, 3,520 sqft
Residential on 5.01 Acres

GREAT SKY RANCH, Kerrville, TX

Turn-Key Hill Country Ranch is situated on a generous 5-acre parcel within the gated Great Sky Ranch, a new exclusive acreage community, that provides unparalleled Hill Country vistas, all within a mere 6-mile reach of downtown Kerrville. Kerrville, along the Guadalupe River, is the vibrant heart of the Texas Hill Country and the home to a multitude of popular events and attractions that draw visitors from all corners of the globe. Global attractions like the Texas State Arts & Crafts Fair and the Kerrville Folk Festival, with stunning riverfront parks, enhance the charm of this exceptional property. As you explore this Ranch Retreat designed for relaxation & entertainment, you'll uncover a wrap-around patio, sweeping Hill Country views, a refreshing pool, and a fire pit perfect for gatherings and starlit evenings. Inside, you'll be greeted by the captivating Spanish Colonial influences, evident in the white stone archways, terra cotta-mosaic tiling, and custom woodwork. The space boasts vaulted ceilings, hardwood floors, an open kitchen, a luxurious master suite, a Mud Room, and an attic with conversion potential. Additionally, the property includes a 2-car garage and a metal equipment building with 2 roll-up doors and built-ins, ideal for those with workshop ambitions. The pool house, equipped with a wet bar, can be easily converted to a complete kitchenette, offering a versatile use as a guest house or in-law suite. Currently in operation as an Airbnb, the property comes fully furnished



and benefits from an agricultural exemption. As part of the Great Sky community, residents gain exclusive access to a Turtle Creek waterfront park, enhancing the recreational possibilities. Whether you envision this as your homestead, a second home, or an investment property, this turn-key residence invites you to embrace instant memories against the backdrop of the Hill Country's natural beauty and charm. Currently books \$495-\$520 per night & Sleeps 10.

Built in 1997

Essential Information

ListingFeed	abor_vow
MLS® #	7482489
List Price	\$1,150,000
Sale Price	\$950,000
Sale Date	July 7th, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,520
Acres	5.01
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	5ac Great Sky Avenue Lot 72
Subdivision	GREAT SKY RANCH
City	Kerrville
County	Kerr
State	TX
Zip Code	78028

Amenities

Utilities	Electricity Connected, See Remarks, Underground Utilities
Features	Common Grounds/Area, Fishing, Gated, Park, See Remarks
Parking	Attached, Converted Garage, Enclosed, Garage, Kitchen Level, Paved
# of Garages	2
View	Hills, Pool, Trees/Woods
Waterfront	See Remarks
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Bar Fridge, Double Oven, Dryer, Dishwasher, Microwave, Refrigerator, Range Hood, Wine Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Barbecue, Outdoor Grill, See Remarks, Fire Pit
Lot Description	Back Yard, Front Yard, Landscaped, Trees Large Size, Trees Medium Size, Views
Windows	Window Coverings
Roof	Metal
Construction	Stone
Foundation	Slab

School Information

District	Center Point Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District