

# \$1,495,000 - 300 Canyon Oaks Drive, Wimberley

MLS® #8282365

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## \$1,495,000

6 Bedroom, 4.00 Bathroom, 5,000 sqft  
Residential on 2.00 Acres

River Oaks Of Wimberley Unit 2, Wimberley, TX

Where does one begin? The 2 acres on the Blanco River, with swimmable water (even now, in one of the worst droughts on record)? The 6-bedroom/4-bath home with huge entertaining areas, a cooks kitchen, an Artist Studio, Draftsman's Office, huge interior storage for your recreational equipment, and a cedar screen porch off the den/dining? How about the upstairs bedrooms: the Primary Bed has views to the Devil's Backbone, and 3 other bedrooms sharing the Hollywood bathroom? Or the two downstairs bedrooms with their own full baths?

The artist created green house with water and electric, is that a good place to continue the tour? The Art Fort, which used to be the studio before the artist in residence enclosed the huge back porch to create the current Studio? Or the paved road cut into the bluff to the upper river bank, and the stone pathway and stairs leading to the lower, grassy bank and the very swimmable Blanco River. When people seek the unavailable "a view and river front" this is what they mean, but even then, this is far more than they imagined.

Or the Cottage: 450 square feet with a full kitchen and bathroom, gas stove and tankless water heater, loft over bathroom, decks on two sides? Even reading all this, it's still nowhere near to being all here. The 40-photo limit on the MLS is half of what's needed just to show you this wonderful home. To



understand that, you must see it first, then, and only then, does the magnitude begin to sink in and then you know.

Please Note: I have many more photos I can share, plus a 3-D tour of the Main House, so please ask your agent, or me as I am happy to send you the links.

Built in 1991

### **Essential Information**

ListingFeed	abor_vow
MLS® #	8282365
List Price	\$1,495,000
Sale Price	\$1,227,000
Sale Date	June 12th, 2024
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	5,000
Acres	2.00
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	300 Canyon Oaks Drive
Subdivision	River Oaks Of Wimberley Unit 2
City	Wimberley
County	Hays
State	TX
Zip Code	78676

### **Amenities**

Utilities	Electricity Connected, Propane, Other, Phone Available, Sewer Connected, Water Connected
Features	Common Grounds/Area, Park

Parking	Attached Carport, Driveway, Outside
View	Hills, River
Is Waterfront	Yes
Waterfront	River Front

### **Interior**

Interior	Carpet, Laminate, Tile
Appliances	Dryer, Electric Oven, Gas Cooktop, Gas Water Heater, Refrigerator, Water Softener Owned, Tankless Water Heater, Washer
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Dining Room, Living Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, See Remarks
Lot Description	Bluff, Back Yard, Cul-De-Sac, Native Plants, Many Trees, Steep Slope, Trees Large Size, Views
Windows	Double Pane Windows, Screens, Solar Screens
Roof	Composition, Shingle
Construction	Cedar, HardiPlank Type, Stone Veneer
Foundation	Slab

### **School Information**

District	Wimberley ISD
Elementary	Jacobs Well
Middle	Danforth
High	Wimberley