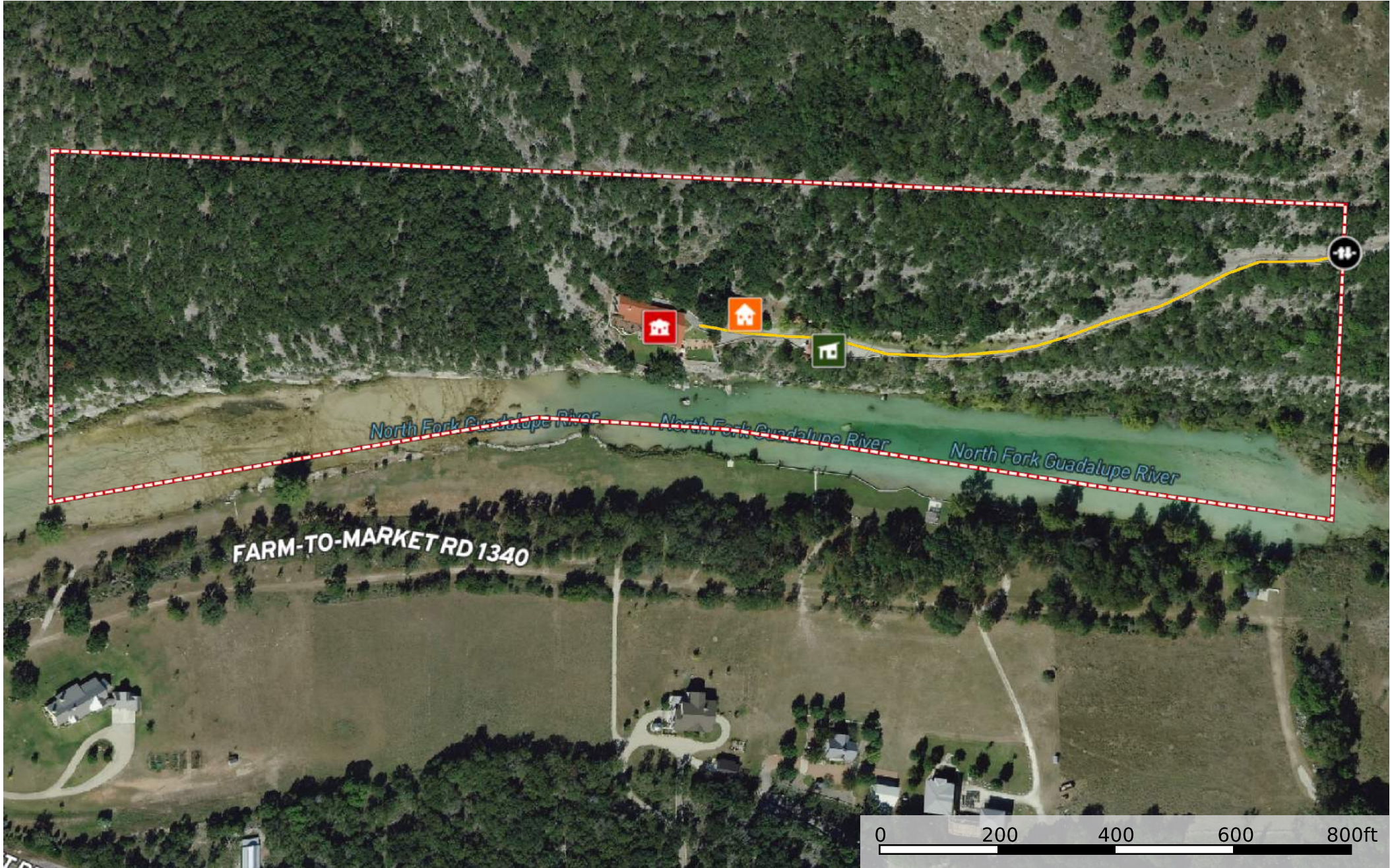
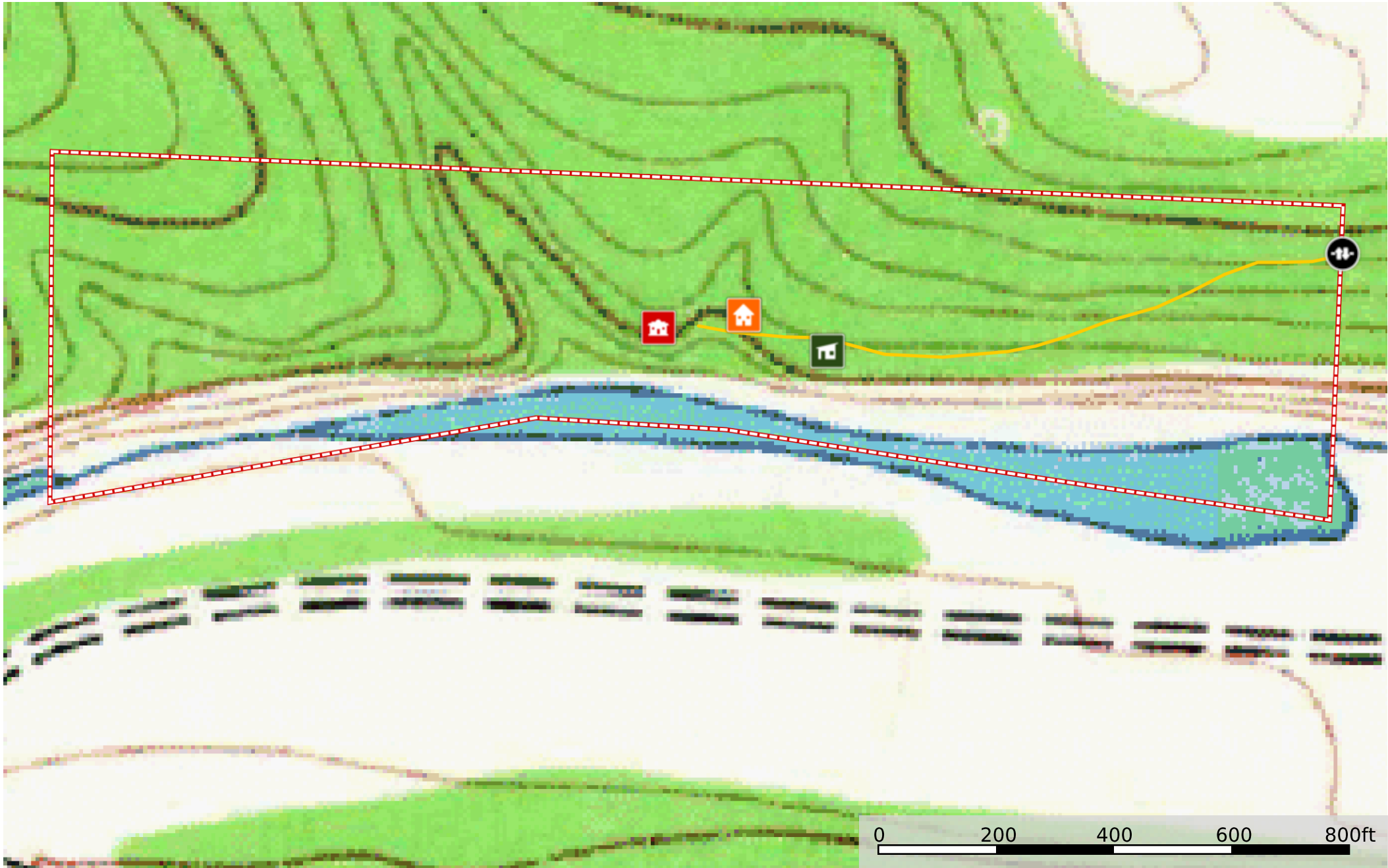




 Main House  Gate  Shed / Shack  Guest House  Boundary  Primary Road



 Main House  Gate  Shed / Shack  Guest House  Boundary  Primary Road



25 Ac. Guadalupe River Retreat

Kerr County

An absolutely gorgeous Guadalupe River Retreat with over 2,100 feet of river frontage. The river boasts of large dramatic rock bluffs, and that wonderful Guadalupe water that is ideal for swimming and fishing. No better way to beat the Texas heat than to lounge in the Guadalupe.

This stunning estate offers a 4,922+/- square foot, 5 bedroom 4.5 bathroom main house built overlooking the river. With its open floor plan, large porches, outdoor fireplace, and large lush yard, it is the perfect place for the family and for entertaining the many guests that will want to visit you there. The grand living/great room has towering ceilings with large wood beams, a huge rock fireplace, dining area, wet bar, lots of windows, a rock wall and beautiful built-in cabinets. The spacious kitchen is perfectly set up. It offers two ovens, and two cook tops, along with a large island, numerous cabinets, walk-in pantry, wood beams in the ceiling and views of the river. The master wing is almost an entire house of its own. A lot of thought was put into its design. Leading into the wing there is a beautiful hand crafted arched wood door. From there is a large hallway that is perfect for displaying art that leads to the large bedroom and master living area. The master bedroom has a vaulted ceiling, large fireplace, and access to a covered porch overlooking the river. The master bathroom offers a coffee bar, large jetted soaker tub, walk-in shower, fireplace, dual vanities, a sitting area, and a huge walk-in closet. Off of the master bedroom is a private living area that would make a great workout room, or craft room. The master living area has an additional closet for storage and a closet with a washer and dryer hookup. The master wing has its own entrance from the outside and a driveway leading up to it. Along with the master wing, there is a nice second master bedroom. It has wood beams on the ceilings, and its own fireplace. The on-suite bathroom has a large walk-in shower and dual vanities. Bedrooms three and four have rock accent walls and share a Jack and Jill bathroom. The fourth bedroom is currently being used as an office. Downstairs there is

a large man cave that has its own bathroom and walk-in closet. It would make a wonderful second living area/game room, or a nice fifth bedroom. The house has a traditional Mexico feel to it. With its wood and Saltillo tile floors, along with the all of the rich wood accents throughout the house, you'll think you're in Monterrey.

The exterior of the house is just as wonderful as the interior. There are numerous porches, both covered and open, that overlook the river below. Along with the porches there is a large outdoor living area with a beautiful rock fireplace. They are the perfect place to sit and watch the sun go down with a nice beverage in hand. The grounds have been beautifully landscaped with lush green grass, extensive rock work, fountains and beautiful lighting. The fence around the yard is set off by a large hand crafted metal double gate that greets you. The fence itself is a combination of rock columns and metal fencing, with lights perched on the columns.

For those times that you have more guests than the house can handle there are two lovely guest apartments above the garage. Both have their own kitchen and bathroom. One side offers two bedrooms and the other offers one bedroom. They are a great place for guests or for an onsite foreman.

For your toys, there is a two car garage with built-in cabinets and a washer and dryer hookup. Additionally there is a two car carport, and a workshop with an attached one car carport.