

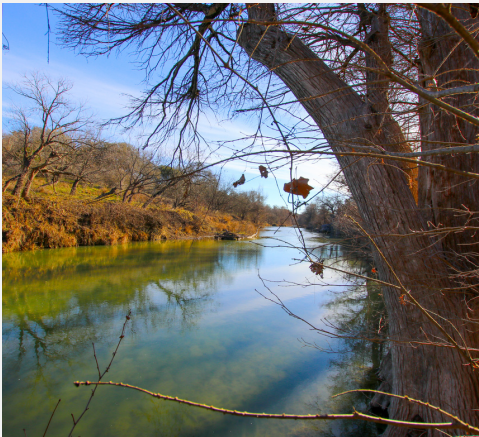
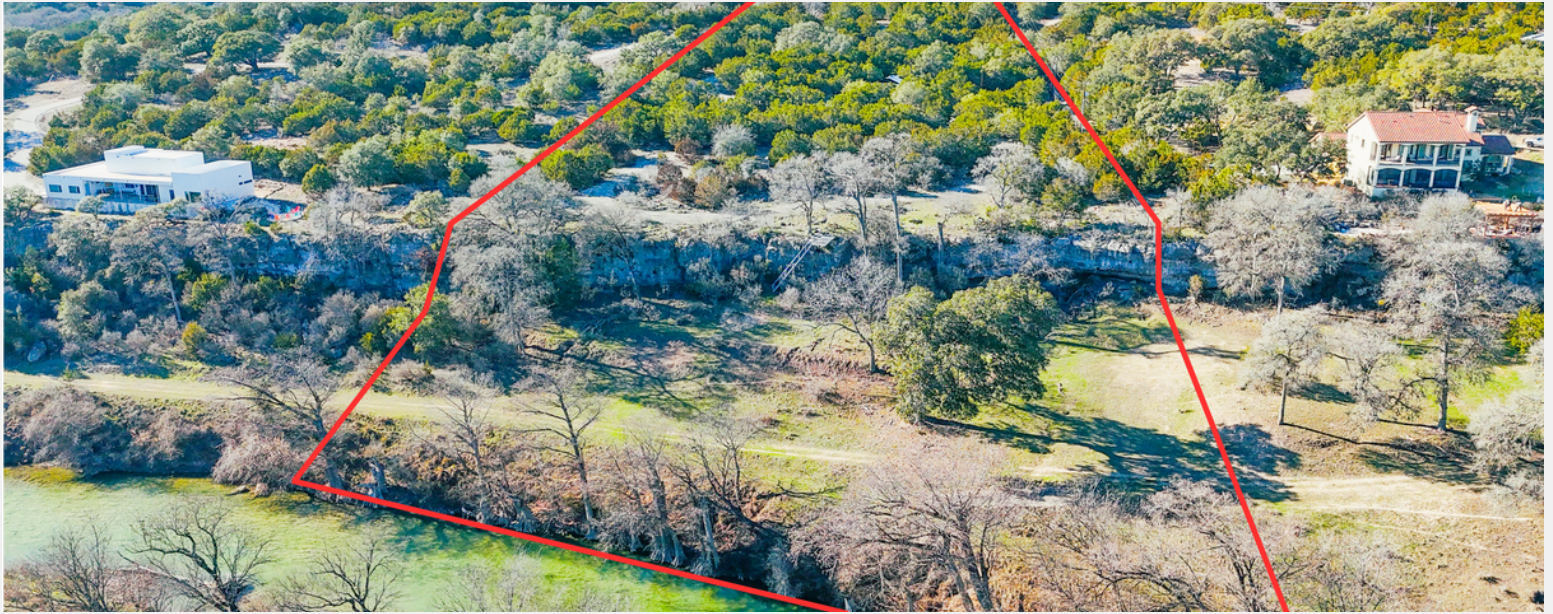
132 SUNRISE DRIVE

BOERNE, TEXAS



Krista Upham
REALTOR®

HIGHLIGHTS



PROPERTY DETAILS

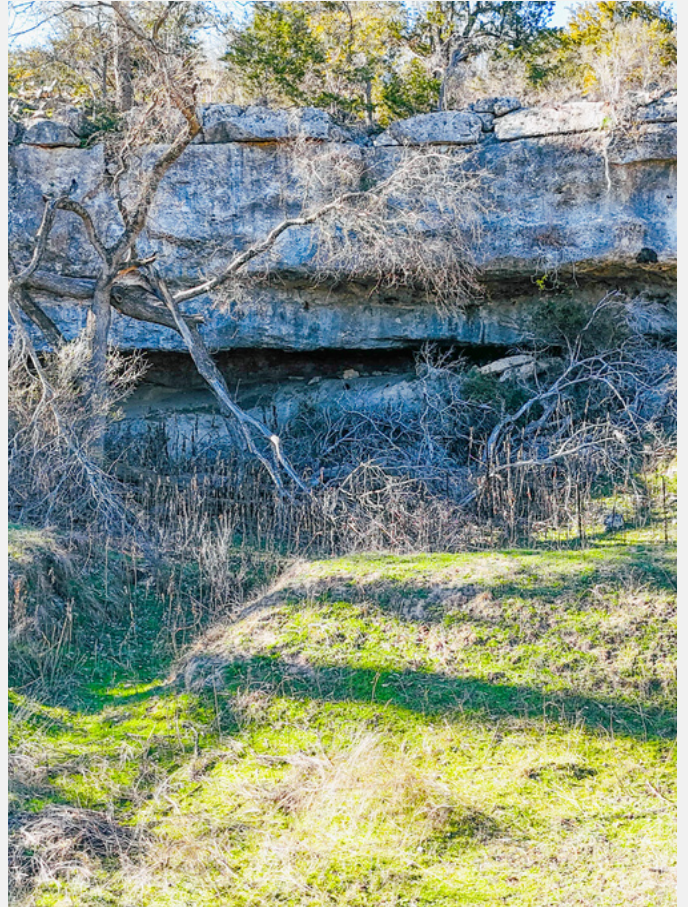
TOTAL ACRES

5.49 +/-

Located in River Mountain Ranch Subdivision in Boerne, Texas! This exceptional 5.49-acre lot offers an unparalleled opportunity to own your own special piece of paradise with approximately 350 feet of prime Guadalupe River frontage. Nestled in nature's embrace, this property boasts a fabulous building site perched on a high bluff, providing breathtaking panoramic views of the Guadalupe River and the picturesque Hill Country. With its unique build site on the bluff, you can enjoy the views of the river without worrying about the floodplain. Imagine waking up to the tranquil sounds of the Guadalupe River, soaking in the beauty of your surroundings, and enjoying complete privacy. The property is located in a cul-de-sac and has a well-maintained road, providing easy access and ensuring a seamless journey to your oasis. A water well, complete with a well-house, ensures a reliable water source, while electricity is readily available, simplifying the process of building your dream home. For outdoor enthusiasts, the Guadalupe River offers endless possibilities for recreation. Kayak along the gentle currents, fish on the riverbanks, or simply relax by the water's edge. River Mountain Ranch has three gated river parks with facilities and offers easy access for you, friends, and family to tube or kayak in the pristine Guadalupe River. This property not only provides a haven for nature lovers but also offers the perfect canvas for creating a special custom retreat that complements the stunning surroundings. You can take a short trip to downtown Boerne, also known as the "Hill Country Mile" and enjoy the numerous restaurants, shops, and breweries. Seize this rare opportunity to own a slice of Texas Hill Country paradise. Your dream homesite awaits in River Mountain Ranch - where the river meets luxury living!

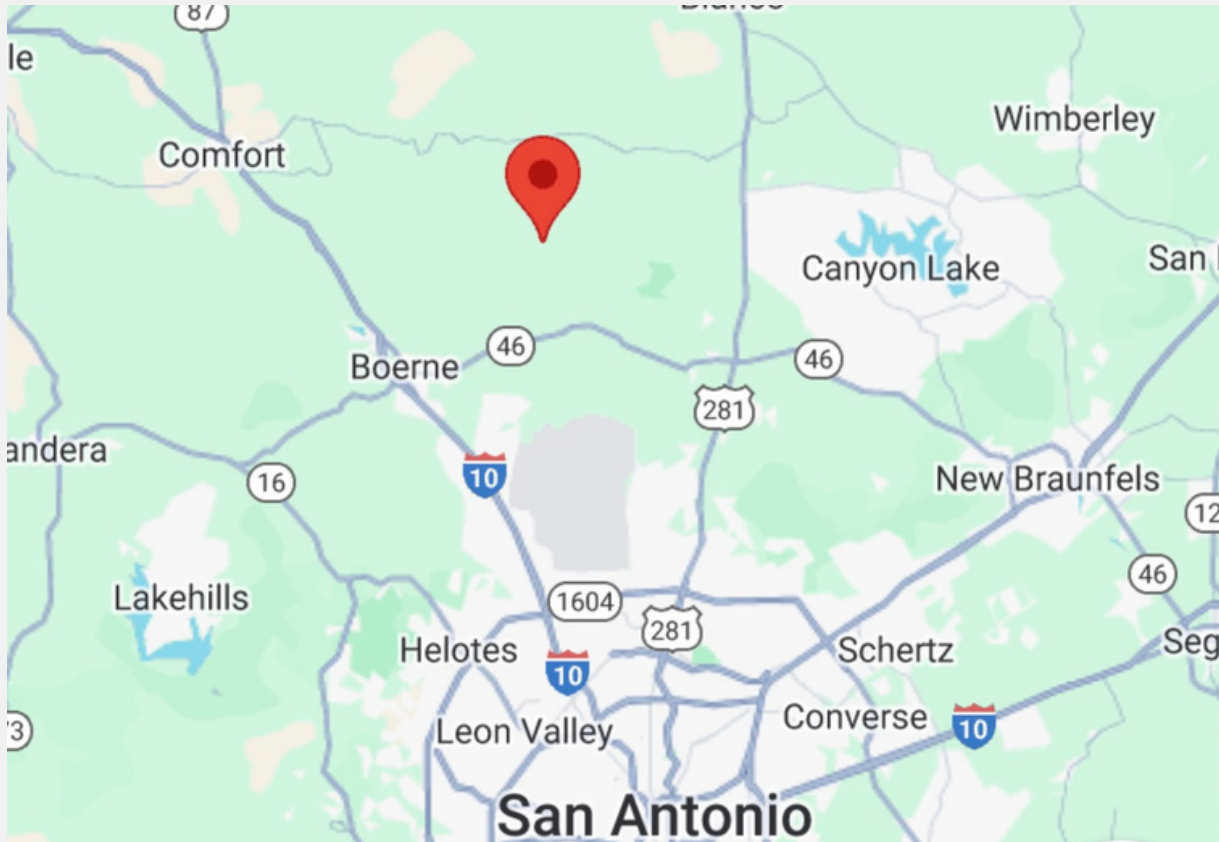
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LOCATION DETAILS



DISTANCES

BOERNE, TEXAS | 14 Miles

BERGHEIM, TEXAS | 22 Miles

SAN ANTONIO INTERNATIONAL AIRPORT | 41 Miles

SAN ANTONIO RIVER WALK | 45 Miles

COMFORT, TEXAS | 28 Miles

FREDERICKSBURG, TEXAS | 50 Miles

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AREA HIGHLIGHTS

BOERNE, TX

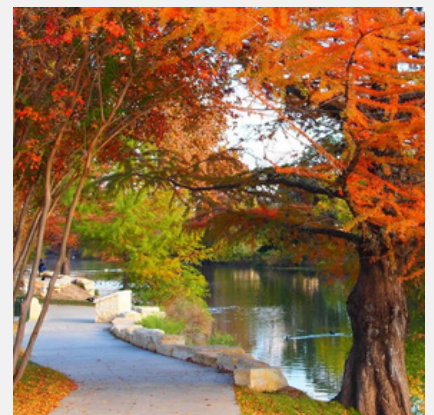


MARKET RESEARCH & FACTORS

The seat of Kendall County, Boerne, Texas is one of the most highly sought-after areas in the southern United States.

The rolling hills coupled with the rich German history of the area make it a very unique and popular place with endless opportunity for growth.

35 miles to the north sits the town of Fredericksburg, the premier wine tasting destination in Texas.



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REALTOR®

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KRISTA@LEGACYBROKERGROUP.COM

A Texas hill country native, Krista Upham was raised in an authentic Texas ranching family. Upon graduation from Texas A&M University in 1998, Krista launched her real estate career in the Houston and San Antonio markets, gaining valuable experience in the commercial real estate sector.

In 2000, Krista and her family moved back to the heart of the Hill Country where she continues to provide outstanding service to the many landowners, investors and families she proudly represents in her specialized areas of commercial, farm and ranch, and residential real estate. With her team and network of attorneys, engineers, lenders and appraisers, Krista ensures maximum potential for each property she represents.

Krista has been married to Chad Upham for 22 years. Chad is a real estate and oil and gas attorney practicing in Boerne. They have 2 daughters who are active in showing horses and livestock. Outside of real estate, Krista enjoys showing horses, playing golf with her husband, spending time outdoors and traveling.

EDUCATION & EXPERIENCE

Texas Real Estate Agent – Year 1999 - Present | BBA Ag Marketing - Texas A&M University -1998
Commercial Real Estate Sales background 1999 – 2005 | Ranch, Residential and Commercial Real Estate Transactions 1999-2021

PROFESSIONAL ASSOCIATIONS & MEMBERSHIPS

Top Producer 2021, Realtors Land Institute (RLI), Texas Alliance of Land Broker, Institute for Luxury Home Marketing, National Association of Realtors (NAR), Texas Association of Realtors (TAR), San Antonio Board of Realtors (SABOR), Hill Country Board of Realtors, Certified Luxury Home Marketing Specialist, Accredited Buyer Representative

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