

# \$59,900 - 2004 Valencia Dr, Kerrville

MLS® #1804465

**\$59,900**

Bedroom, Bathroom,  
Land on 0.19 Acres

N/A, Kerrville, TX

Build your dream home in the heart of the Texas Hill Country at The Meridian, Kerrville's premier 55+ community. This prime 0.19-acre lot offers sweeping views & gentle terrain, perfect for your custom design. Minimum build requirements are 1,700 sq ft with an attached 2-car garage. The front of the lot faces west for stunning sunsets, while the east-facing rear offers peaceful sunrises. Enjoy all city utilities, underground services, a gated entrance, lawn maintenance & access to the clubhouse with a pavilion. Close to shopping, dining & medical facilities, this serene community offers its mature residents a quiet place to call home & quality restrictions lasting value. For those seeking a larger property, the neighboring lot is also for sale. Call today to learn more and schedule a showing.

## Essential Information

|          |                 |
|----------|-----------------|
| MLS® #   | 1804465         |
| Price    | \$59,900        |
| Acres    | 0.19            |
| Type     | Land            |
| Sub-Type | Residential Lot |
| Status   | Back on Market  |

## Community Information

|         |                  |
|---------|------------------|
| Address | 2004 Valencia Dr |
| Area    | 3100             |



|             |           |
|-------------|-----------|
| Subdivision | N/A       |
| City        | Kerrville |
| County      | Kerr      |
| State       | TX        |
| Zip Code    | 78028     |

### **Amenities**

|           |           |
|-----------|-----------|
| Amenities | Clubhouse |
| Utilities | None      |

### **Exterior**

|                 |             |
|-----------------|-------------|
| Lot Description | Undeveloped |
|-----------------|-------------|

### **School Information**

|            |               |
|------------|---------------|
| District   | Kerrville.    |
| Elementary | Call District |
| Middle     | Call District |
| High       | Call District |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2024 |
| Days on Market | 378               |
| Zoning         | RESIDENTIAL       |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Agent  | Laura Fore              |
| Listing Office | Fore Premier Properties |

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