

\$529,400 - 155 Fawn Dr, Bandera

MLS® #1826602

\$529,400

3 Bedroom, 3.00 Bathroom, 2,647 sqft
Residential on 1.27 Acres

BANDERA RIVER RANCH, Bandera, TX

Nestled in the coveted and serene Bandera River Ranch neighborhood, this residence rests on 1.27 acres, offering an expansive haven for you and your loved ones. The grandeur of this home unveils itself as you step inside, where an open living space seamlessly combines with a spacious kitchen with granite countertops, double ovens and a wine refrigerator. If you have more than one chef in the kitchen, the island cooktop will come in handy! Then get ready to serve in the separate dining room or at the breakfast bar. A magnificent floor-to-ceiling stone fireplace graces the living room, adding a touch of rustic elegance. Entertainment knows no bounds - from an outdoor kitchen and patio to a home theatre to a recreation room - the possibilities for creating memorable moments are endless. Retreat to the primary bedroom, a true oasis that transports you to a spa-like haven. The indulgence continues in the primary bathroom, featuring a steam sauna, a generously sized walk-in shower, and a jetted garden tub, perfect for unwinding in luxury. If work beckons, the large office is located off the main entrance and features fiber optic internet, a fireplace and a door to your private patio. Enjoy the deer feeding nearby while having your morning coffee! When you feel like exercising, the BRR homeowners park is a short walk away and features tennis courts and swimming pool. You can kick up your heels in nearby Bandera where you find live country music by nationally renowned artists



and local talent, as well as a variety of dining opportunities. San Antonio, Kerrville and Boerne are all easily accessible.

Built in 2004

Essential Information

MLS® #	1826602
Price	\$529,400
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,647
Acres	1.27
Year Built	2004
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	155 Fawn Dr
Area	2400
Subdivision	BANDERA RIVER RANCH
City	Bandera
County	Bandera
State	TX
Zip Code	78003-4546

Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Sports Court, Waterfront Access
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Island Kitchen, Breakfast Bar, Study/Library, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Skylights, Cable TV Available, High
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	Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs, Media Room, Sauna
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, Double Ovens
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Glass/Enclosed Screen, Gas Logs Included, Stone/Rock/Brick
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Covered Patio, Partial Sprinkler System
Lot Description	Corner, 1 - 2 Acres, Level, Mature Trees (ext feat)
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Bandera Isd
Elementary	Bandera
Middle	Bandera
High	Bandera

Additional Information

Date Listed	December 2nd, 2024
Days on Market	337
HOA Fees	300.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Gary Beck
Listing Office	Coldwell Banker D'Ann Harper

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