

\$720,000 - 2044 Medina Hwy, Kerrville

MLS® #1829904

\$720,000

4 Bedroom, 4.00 Bathroom, 4,027 sqft

Residential on 1.99 Acres

NA, Kerrville, TX

The home is tenant-occupied, but we're happy to accommodate showings for interested buyers. ***FRESHLY RE-PAINTED TO GIVE A BRIGHT AN AIRY FEEL ***Discover the beauty of Kerrville Hills Ranch Estates in this fully remodeled home, spanning 3,707 sq ft with an additional 320 sq ft guest house, all nestled on nearly 2 acres of land. The main house, renovated in 2022, boasts a stunning great room with soaring cathedral ceilings, a wall of expansive windows, and a grand wood-burning fireplace, evoking the charm and warmth of a mountain lodge. The formal dining room boasts a large window overlooking the front of the property, while the remodeled kitchen is equipped with new stainless-steel appliances, bar seating in the breakfast room, and outside access. The split plan layout ensures privacy in the owner's suite, which offers large dual walk-in closets, new double sinks, a soaking tub, and tile shower. There is a flex room attached to the primary suite which would be great for an office, exercise room, or nursery. Two additional guest rooms, a full bath, and a loft complete the home. Don't forget the 320 SF casita out back. With a full bathroom, this space would make a great mother-in-law suite or detached office. This home is enhanced with a new roof, fresh paint, new flooring, fixtures, counters, doors, windows, hardware, and numerous other updates. Positioned at the rear of the property, approximately 300 feet from the road, ensures maximum privacy. Additional amenities include



a 2-car garage with storage and ample parking for RVs, boats, and ATVs. With no city taxes and located just outside Kerrville's city limits, across from Riverhill, the home provides easy access to all local amenities and attractions.

Built in 1966

Essential Information

MLS® #	1829904
Price	\$720,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,027
Acres	1.99
Year Built	1966
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	2044 Medina Hwy
Area	3100
Subdivision	NA
City	Kerrville
County	Kerr
State	TX
Zip Code	78028

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	Breakfast Bar, Utility Room Inside, Open Floor Plan, Two Eating Areas,
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	Two Living Area, All Bedrooms Downstairs, High Ceilings, Laundry Main Level, Laundry Room, Loft, Walk in Closets
Appliances	Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Ceiling Fans, Electric Water Heater, Garage Door Opener, Microwave Oven, Solid Counter Tops, Smooth Cooktop, 2+ Water Heater Units
Heating	Central, 2 Units, Other
Cooling	One Window/Wall, Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Rock/Stone Veneer, Siding, Stucco, Wood
Exterior Features	Double Pane Windows, Deck/Balcony, Detached Quarters, Has Gutters, Other - See Remarks, Partial Fence, Mature Trees
Lot Description	1 - 2 Acres
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Kerrville.
Elementary	Kerrville
Middle	Kerrville
High	Kerrville

Additional Information

Date Listed	December 18th, 2024
Days on Market	319
HOA Fees	20.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Halvin Gahm
Listing Office	Keller Williams Boerne

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