

\$950,000 - 2844 Bear Springs, Pipe Creek

MLS® #1855355

\$950,000

3 Bedroom, 2.00 Bathroom, 1,482 sqft

Residential on 22.24 Acres

BEAR SPRINGS RANCH, Pipe Creek, TX

**** Major Price Improvement...Motivated Sellers**

**** The ultimate 22+ acre unrestricted property with close proximity to Boerne, Bandera, Helotes and San Antonio. This pristine and manicured acreage provides a sanctuary with open fields, dense wooded areas and Bear Spring Creek along its eastern boundary. Although not currently flowing due to drought conditions, the creek area beckons a more permanent impoundment for year-round enjoyment. There are numerous storage buildings/sheds which will remain with the property. Come enjoy the serenity of the Texas Hill Country with live spring fed creek and cliff backdrops and open fields teeming with wildlife.**



Built in 2002

Essential Information

MLS® #	1855355
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,482
Acres	22.24
Year Built	2002
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Split Level

Status	Active
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Community Information

Address	2844 Bear Springs
Area	2400
Subdivision	BEAR SPRINGS RANCH
City	Pipe Creek
County	Bandera
State	TX
Zip Code	78063

Amenities

Amenities	Other - See Remarks
Parking	Detached
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs, Telephone
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Dishwasher, Smoke Alarm, Private Garbage Service, Custom Cabinets, Propane Water Heater
Heating	Central, 1 Unit
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Cement Fiber, Wood
Exterior Features	Covered Patio, Double Pane Windows, Has Gutters, Additional Dwelling, Cross Fenced, Horse Stalls/Barn, Other - See Remarks, Partial Fence, Ranch Fence, Storage Building/Shed, Mature Trees, Wire Fence
Lot Description	15 Acres Plus, Ag Exempt, Bluff View, County View, Creek - Seasonal, Corner, Gently Rolling, Horses Allowed, Hunting Permitted, Mature Trees (ext feat), Partially Wooded, Secluded, Sloping, Wooded
Roof	Heavy Composition
Construction	Pre-Owned

Foundation Slab

School Information

District Bandera Isd
Elementary Call District
Middle Bandera
High Bandera

Additional Information

Date Listed April 3rd, 2025
Days on Market 208
HOA Fees 0.00

Listing Details

Listing Agent Jerrett Lamb
Listing Office JVL Real Estate



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