

\$990,000 - 288 Rocky Creek, Medina

MLS® #1862213

\$990,000

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Farm Ranch on 19.98 Acres

N/A, Medina, TX

Located in the heart of the Texas Hill Country, this 19.981 acre property sits just outside the charming town of Medina, Texas, and less than a mile from the Medina River crossing. Tucked away on a private caliche road and surrounded by rolling hills and scenic valleys, the property offers privacy, natural beauty, and expansive views. Built in 2020, the centerpiece of the property is a 4,000 square foot spray foam insulated barndominium that combines substantial storage and workspace with comfortable residential living.

Approximately 2,650 square feet is dedicated to barn and utility use, including a 22' x 80' pull-through RV bay with 14-foot roll-up doors on each end, a large garage with an additional roll up door, and a workshop area-ideal for year-round work or storage. A convenient 1/4 bath is located in the workshop area and there is a laundry area equipped with a utility sink, providing added functionality when working outside or entertaining guests. The living quarters comprise approximately 2,165 square feet of thoughtfully designed, two-story space. The home features three bedrooms and two and a half bathrooms. The primary suite is located on the main floor and includes a bathroom complete with a double vanity, a large walk-in closet, a bidet, and a custom walk-in shower with three shower heads-including a ceiling-mounted rain shower. Upstairs, two additional bedrooms share a full bath, along with a 254 square foot loft that could serve well as a secondary living



space, game room, or guest area. Interior finishes include wood-grain tile flooring throughout the main living areas, with carpet in the bedrooms, closets, stairs, and loft. The kitchen is outfitted with granite countertops and the appliances include a Bosch five-burner gas cooktop, stainless steel refrigerator, stainless steel dishwasher, and an electric oven. The open-concept kitchen, dining, and living areas are framed by floor-to-ceiling tinted windows that showcase the landscape while reducing glare from the afternoon sun. A large covered porch expands the living space outdoors, offering both north- and west-facing views. The porch also features a built-in BBQ area, complete with a sink, counter space, cabinet, and a smoker/grill-perfect for outdoor cooking and entertaining while taking in the Hill Country sunsets. The entire structure is built on a concrete slab foundation and topped with a durable metal roof. Modern conveniences include BEC high-speed fiber internet, ideal for remote work, streaming, or smart home systems. This property carries a Wildlife Exemption and allows hunting, offering recreational and tax benefits. Whether you're seeking a full-time residence, a weekend retreat, or a multi-functional rural escape, this property delivers exceptional Hill Country living with modern amenities, thoughtful design, and phenomenal views in a peaceful, relaxing environment. This Hill Country retreat must be seen in person to fully appreciate the space, setting, and versatility it offers-see what makes this property truly special for yourself!

Built in 2020

Essential Information

MLS® #	1862213
Price	\$990,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	19.98
Year Built	2020
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	288 Rocky Creek
Area	2400
Subdivision	N/A
City	Medina
County	Bandera
State	TX
Zip Code	78055

Amenities

Utilities	Electricity, Water, High Speed Internet
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Exterior

Exterior Features	Barn, House
Lot Description	Ag Exempt, Hunting Permitted, Partially Wooded, Secluded
Construction	Metal

School Information

District	Medina ISD
Elementary	Medina
Middle	Medina
High	Medina

Additional Information

Days on Market	183
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Listing Details

Listing Agent	Mary Duperier
Listing Office	eXp Realty

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