

# \$949,500 - 504 | 506 Oak Grove, San Marcos

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MLS® #1862888

## \$949,500

3 Bedroom, 2.00 Bathroom, 1,816 sqft  
Residential on 23.99 Acres

THE HIGHLANDS, San Marcos, TX

Ask about \$0 Down USDA Financing! Seller financing options available! Limited-Time Offer: Get up to \$10,000 to buy down your interest rate and save big on your mortgage! Buyer to verify all information and measurements. Tucked away in the heart of the Hill Country, this incredible 23.99-acre San Marcos property offers the perfect blend of privacy, space, and functionality-without the restrictions of an HOA. Ideal for those craving a peaceful retreat or a versatile homestead, the land is dotted with mature trees, teeming with wildlife, and comes equipped with everything you need to live, work, and play. At the top of the private driveway sits the main residence at 504 Oak Grove, a charming home ready to make your own. Featuring three spacious bedrooms and a flex/bonus room, the layout flows effortlessly from the cozy living area into the kitchen and out to a peaceful back porch-ideal for morning coffee or evening sunsets. The primary suite is a true retreat, offering generous space and a serene atmosphere perfect for unwinding. Further down the driveway lies the second dwelling at 506 Oak Grove, a private and functional structure that opens up a world of possibilities. Whether used for multi-generational living, a rental opportunity, or private guest quarters, this separate home adds incredible value and flexibility to the property. A spacious workshop outfitted with a vehicle lift and air compressor makes it a dream for hobbyists or small business owners, and two additional storage



units ensure there's room for everything. A private well with full filtration system provides clean, sustainable water, and the wide-open acreage invites you to roam, garden, expand, or simply enjoy the peaceful setting. Located just 15-20 minutes from essentials like H-E-B, retail, and Texas State University, this property is your chance to own a slice of Texas paradise-with space, serenity, and convenience all in one.

Built in 1998

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1862888                |
| Price          | \$949,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,816                  |
| Acres          | 23.99                  |
| Year Built     | 1998                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story              |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 504   506 Oak Grove |
| Area        | 3100                |
| Subdivision | THE HIGHLANDS       |
| City        | San Marcos          |
| County      | Hays                |
| State       | TX                  |
| Zip Code    | 78666               |

**Amenities**

|           |          |
|-----------|----------|
| Amenities | None     |
| Parking   | Detached |



|      |      |
|------|------|
| Pool | None |
|------|------|

## Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Eat-In Kitchen, Walk-In Pantry, Shop                                                          |
| Appliances   | Ceiling Fans, Washer, Dryer, Cook Top, Refrigerator, Dishwasher, Water Softener (owned), Electric Water Heater |
| Heating      | Central                                                                                                        |
| Cooling      | One Central                                                                                                    |
| Fireplaces   | Not Applicable                                                                                                 |
| # of Stories | 1.0                                                                                                            |
| Stories      | 1                                                                                                              |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Siding                                                                           |
| Exterior Features | Deck/Balcony, Storage Building/Shed, Mature Trees, Additional Dwelling, Workshop |
| Lot Description   | County Vlew, Partially Wooded, Mature Trees (ext feat), 15 Acres Plus            |
| Roof              | Composition                                                                      |
| Construction      | Pre-Owned                                                                        |
| Foundation        | Slab                                                                             |

## School Information

|            |             |
|------------|-------------|
| District   | Hays I.S.D. |
| Elementary | Blanco      |
| High       | High School |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 181           |
| HOA Fees       | 0.00          |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Agent  | Janene Salomon   |
| Listing Office | Realty Texas LLC |

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