

\$1,290,000 - 1120 Highway 39, Ingram

MLS® #1874347

\$1,290,000

12 Bedroom, 11.00 Bathroom, 5,171 sqft

Residential on 1.10 Acres

Out/Kerr, Ingram, TX

A Picturesque Estate on the Guadalupe River! Nestled near Hunt, River Oaks Lodge is ideally situated to take advantage of everything the Hill Country has to offer. This stunning property can serve as a private family retreat or function beautifully as a Bed and Breakfast. Spanning over an acre, the estate features the main residence, known as The Lodge, along with three charming cottages: The Library, The River House, and The Ivy House. Giving you 12 bedrooms, 10 1/2 baths, a large central common area and dining room, along with plenty of outdoor space for you and your guest to unwind. With approximately 400 feet of Guadalupe Riverfront, it's a perfect location for swimming and canoeing. Property Details: The Lodge has 7 bedrooms and 7.5 bathrooms. The Library offers 1 bedroom and 1 bathroom. The River House includes 2 bedrooms and 1 bathroom. The Ivy House features 2 bedrooms and 1 bathroom. Currently operating as a vacation rental, all showings are by appointment only and must be scheduled around guest bookings. We kindly ask that you respect our guests and refrain from visiting without an appointment.

Built in 1955

Essential Information

MLS® #	1874347
Price	\$1,290,000



Bedrooms	12
Bathrooms	11.00
Full Baths	10
Half Baths	1
Square Footage	5,171
Acres	1.10
Year Built	1955
Type	Residential
Sub-Type	Single Family Detached
Style	Traditional, 3 or More
Status	Active

Community Information

Address	1120 Highway 39
Area	3100
Subdivision	Out/Kerr
City	Ingram
County	Kerr
State	TX
Zip Code	78025

Amenities

Amenities	Waterfront Access
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Two Eating Areas, Utility Room Inside, Laundry Lower Level, Unfinished Basement
Appliances	Ceiling Fans, Washer Connection, Dryer Connection
Heating	Central, 3+ Units
Cooling	Three+ Central, 3+ Window/Wall
Fireplaces	Not Applicable
Stories	3+

Exterior

Exterior	Rock/Stone Veneer
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Mature Trees, Water Front Improved, Additional Dwelling, Detached Quarters, Glassed in Porch

Roof	Composition, Metal
Construction	Pre-Owned
Foundation	Basement

School Information

District	Ingram
Elementary	Hunt
Middle	Ingram
High	Ingram

Additional Information

Date Listed	June 10th, 2025
Days on Market	143
HOA Fees	4800.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Jerry French
Listing Office	Legacy Partners

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