

\$899,000 - 522 S San Juan, Kerrville

MLS® #1880714

\$899,000

3 Bedroom, 3.00 Bathroom, 2,567 sqft

Residential on 1.00 Acres

Las Colinas, Kerrville, TX

Welcome to your own piece of Texas Hill Country heaven, nestled on a beautifully landscaped corner acre in the prestigious Las Colinas development of Kerrville. From the moment you arrive, this custom-crafted home greets you with Hill Country elegance, smart design, and an effortless indoor-outdoor lifestyle. As you step inside, you're welcomed by soaring 15-foot cathedral ceilings accented with a striking exposed wood beam. The living area glows with warmth from the wood-burning fireplace, framed by custom alder doors that open wide to your private outdoor sanctuary. Beneath your feet, wide plank tile floors run throughout the home, combining style and durability with ease of maintenance. The chef's kitchen is a dream-complete with a farmhouse sink, pot filler, engineered quartz countertops, custom cabinetry, and a designer walk-in pantry featuring a wine fridge and built-in microwave. Whether you're hosting holiday dinners or enjoying a quiet evening at home, this space is designed for both beauty and functionality. The 3-bedroom, 2.5-bath layout includes a spacious primary suite and generous storage throughout. With ceilings ranging from 10 to 18 feet, every room feels airy and grand. Designer-selected colors and beautiful Roman shades add a refined, custom feel. Energy efficiency and comfort are top of mind here: spray foam insulation, a water softener, R/O system, and fiber-optic network connectivity are all in place. The fully insulated 2-car garage includes a built-in workshop,



perfect for projects or hobbies. Step outside, and you'll discover the showstopper: a heated spool (spa + pool) with a custom cover, perfectly placed in the terraced backyard surrounded by Lueders stone, Hardie board & batten siding, and a standing seam metal roof-all chosen for timeless beauty and durability. Entertain under the pergola with an outdoor ceiling fan, stroll the stone pathway to your greenhouse, or enjoy your raised garden beds, ready for seasonal planting. Extensive landscaping, full irrigation, and strategic tree placement provide beauty, shade, and privacy year-round. This is more than a house-it's a thoughtfully crafted retreat that celebrates Hill Country living at its finest. Don't miss the chance to experience the perfect blend of upscale Hill Country charm, smart design, and outdoor living - all tucked within one of Kerrville's most sought-after communities.

Built in 2020

Essential Information

MLS® #	1880714
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,567
Acres	1.00
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	522 S San Juan
Area	3100

Subdivision	Las Colinas
City	Kerrville
County	Kerr
State	TX
Zip Code	78028

Amenities

Amenities	None
Parking	Two Car Garage
Pool	Hot Tub, Pool is Heated

Interior

Interior	One Living Area, Separate Dining Room, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Walk in Closets, Attic - Partially Floored, Attic - Radiant Barrier Decking
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, 2+ Water Heater Units, Private Garbage Service
Heating	Central
Cooling	One Central, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Other
Exterior Features	Covered Patio, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Gazebo, Has Gutters, Special Yard Lighting, Mature Trees, Workshop, Other - See Remarks
Lot Description	Corner, Cul-de-Sac/Dead End, County Vlew, 1 - 2 Acres, Partially Wooded, Mature Trees (ext feat)
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Kerrville.
Elementary	Kerrville
Middle	Kerrville
High	Kerrville

Additional Information

Date Listed	July 2nd, 2025
Days on Market	124
HOA Fees	50.00
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	Gena Teer
Listing Office	Fore Premier Properties

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