

\$750,000 - 1141 Fm 3240, Bandera

MLS® #1885403

\$750,000

3 Bedroom, 2.00 Bathroom, 1,695 sqft
Residential on 14.71 Acres

N/A, Bandera, TX

*****Open House Sun Oct. 5th 1pm-4pm

*****Charming Texas Ranch nestled in the heart of the Texas Hill Country, this beautifully updated 3-bedroom, 2-bath ranch sits on 14.71 serene, ag-exempt acres-fully fenced, cross-fenced, and ready to welcome you and your livestock home. When you step onto the expansive front porch, you'll feel the quiet magic that only wide-open skies, heritage oaks, and the hum of country life can bring. Inside the french doors you'll discover new luxury vinyl plank flooring throughout, updated lighting fixtures, and a thoughtfully redesigned kitchen with custom cabinetry, stainless steel appliances, and warm, natural light-perfect for slow mornings and entertaining. A stunning stone wood-burning fireplace with a circulating blower adds warmth and charm to the main living space. The primary suite is a true retreat, featuring a one-of-a-kind 1928 refinished claw-foot tub, adding vintage charm to your daily unwind. Equestrians will fall in love with the fully equipped horse facilities, including a 30x60 barn with four 12x15 stalls, a 12x30 finished office/tack room, round pen, and a well-maintained homestead pasture. An automatic gate provides ease and security as you enter this private haven. Whether you're running a small operation or simply enjoying the lifestyle, this property has the infrastructure to support your dreams including a 25x24 garage and a 10x24 workshop. A classic metal roof, ag-exempt status (transferable), and panoramic Hill Country views make this the



perfect blend of function, style, and Texas tradition. Welcome home to your piece of Bandera.

Built in 2006

Essential Information

MLS® #	1885403
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,695
Acres	14.71
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1141 Fm 3240
Area	2400
Subdivision	N/A
City	Bandera
County	Bandera
State	TX
Zip Code	78003

Amenities

Amenities	None
Parking	Detached
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Island Kitchen, 1st Floor Lvl/No Steps, Open Floor Plan, Laundry in Closet, Walk in Closets, Attic - Pull Down Stairs, Laundry in Kitchen, Pull Down Storage, Shop, Utility Area in Garage
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Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Disposal, Dishwasher, Water Softener (owned), Vent Fan, Smoke Alarm, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, Double Ovens, Electric Water Heater
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Stone/Rock/Brick, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding, Steel Frame, Vinyl
Exterior Features	Covered Patio, Double Pane Windows, Storage Building/Shed, Mature Trees, Cross Fenced, Has Gutters, Horse Stalls/Barn, Ranch Fence, Screened Porch, Workshop
Lot Description	Mature Trees (ext feat), Level, 15 Acres Plus, Ag Exempt, Creek, Horses Allowed, Hunting Permitted
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Bandera Isd
Elementary	Bandera
Middle	Bandera
High	Bandera

Additional Information

Date Listed	July 31st, 2025
Days on Market	95
HOA Fees	0.00

Listing Details

Listing Agent	Ashley Ott
Listing Office	Magnolia Realty

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