

\$899,000 - 1258 River Bluff, Pipe Creek

MLS® #1919186

\$899,000

3 Bedroom, 3.00 Bathroom, 3,465 sqft
Residential on 15.32 Acres

RIVER BLUFF RANCH, Pipe Creek, TX

Welcome to 1258 River Bluff Circle, your own slice of Texas paradise. Tucked away behind a private gate, this one-of-a-kind property offers more than 15 acres and approximately 410 feet of pristine Medina River frontage - a true rarity in the Hill Country. The main home spans 2,625 square feet with 3 bedrooms and 2.5 bathrooms, built in classic Texas style with rock exterior, tall ceilings, and a cozy stone fireplace that sets the tone for the entire space. The kitchen features warm wood cabinetry and durable Corian countertops, perfectly balancing charm and function. The converted two-car garage provides a flexible space - ideal for a game room, gym, or guest area - but can easily be turned back into a garage if desired. Step outside and take in the panoramic Hill Country views from the expansive deck perfect for entertaining, unwinding, or catching those unforgettable sunsets. Primary suite with direct access to the deck offers the ultimate spot to relax after a day spent kayaking, fishing, or enjoying the river right in your backyard. A concrete driveway and electric gate ensure both convenience and privacy, while the natural beauty surrounding the property makes it feel worlds away - yet it's just a short drive from San Antonio. This is more than a home, it's a rare opportunity to own a private riverfront retreat in the heart of the Texas Hill Country.

Built in 1998



Essential Information

MLS® #	1919186
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,465
Acres	15.32
Year Built	1998
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	New

Community Information

Address	1258 River Bluff
Area	2400
Subdivision	RIVER BLUFF RANCH
City	Pipe Creek
County	Bandera
State	TX
Zip Code	78063

Amenities

Amenities	Waterfront Access, Park/Playground, BBQ/Grill, Lake/River Park
Parking	Converted Garage
Is Waterfront	Yes
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, Converted Garage, High Ceilings, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Refrigerator, Electric Water Heater
Heating	Heat Pump
Cooling	Two Central
Fireplace	Yes

# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Deck/Balcony, Partial Sprinkler System, Mature Trees, Detached Quarters, Additional Dwelling, Ranch Fence, Water Front Improved
Lot Description	Bluff View, County View, 15 Acres Plus, Partially Wooded, Mature Trees (ext feat), Sloping, Improved Water Front, Water Access, On Waterfront
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Bandera Isd
Elementary	Bandera
Middle	Bandera
High	Bandera

Additional Information

Date Listed	October 30th, 2025
Days on Market	3
HOA Fees	0.00

Listing Details

Listing Agent	Kaylee Miller
Listing Office	Keller Williams City-View

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