

\$2,750,000 - 185 Creekwood Rd, Kerrville

MLS® #1558548

\$2,750,000

5 Bedroom, 4.00 Bathroom, 5,419 sqft
Residential on 31.31 Acres

CREEKWOOD, Kerrville, TX

The Creekwood Luxury Estate offers high quality improvements on over 31 acres of ag-exempt property. The improvements provide over 5,000 SqFt of living area, a 1,000 SqFt cantina overlooking the swimming pool and hot tub, putting green, 4 stall barn, guest quarters and office, riding arena, chicken coop, and carport all just 5 minutes from downtown Kerrville. Paved access and location provide easy access to San Antonio and the surrounding hill country. Located outside of the city limits, the estate provides luxury living and the opportunity to live off the land. Perimeter and cross-fenced, the 31.3 ag-exempt acres of the Creekwood Luxury Estate offer fertile soil, plentiful grass for grazing animals, Live Oak and Cedar cover for wild game, and great views of the Guadalupe River valley. The acreage is divided into three 10 +/- acre sections based on use, including grazing and residential use, with the northern portion offering tree cover to attract native and exotic game animals. Axis, Whitetail, Blackbuck, and Fallow roam the property freely. Nearly 70 ft of elevation change provides a great vantage point of the surrounding hill country from all areas of the property, but gentle enough for horseback riding and recreational use. The yard near the home has been groomed with kept with attention to detail, where you will find an assortment of fruit trees including varieties of Apple, Plum, Pear, Pomegranate, and Elderberry. Main House: Built in 2006, the



Luxury home offers over 5,400 SqFt of living area, with an additional 1,500 SqFt of covered porches and balcony. Attention to detail is apparent in the construction of the home with the quality of cabinetry and numerous built-ins. On the first floor, the well-maintained home features a large master bedroom with an impressive walk-in closet and bath, living room, study, dining room, laundry room, office, mud room, and kitchen outfitted with stainless-steel appliances. Upstairs the large game room provides a great area for the family and guests with an additional 3 bedrooms and 2 full baths.

Cantina: The over 1,000 SqFt Cantina located near the pool and hot tub is the epitome of fine outdoor living. Outfitted with 2 gas grills, a handcrafted pizza oven, kegerator, stainless steel pantry, fridge, ceramic egg, ice maker, zoned lighting, wood burning fireplace, and TV & WIFI for watching the big game or working from home. Soft water and RO system are in place at the sink and food-prep area. Sliding doors and swing open windows allow for maximum breeze and enjoyment of the views and pool area.

Barn: Offering 4 horse stalls, an office, guest casita, and 2 baths, the 2,700 SqFt barn is built of quality construction and offers versatility of use. The guest casita provides an additional bedroom, kitchenette, and full bathroom with a shower. The office provides the necessary privacy away from the house that's needed for working from home.

Additional Improvements: Taking in over half an acre, the riding arena is the perfect area for horse lovers to ride and train. The 65X20 ft carport provides covered storage for feed, tractors and implements, and vehicles out of the harsh elements. A chicken coop and vegetable garden allow for the raising of additional food sources on the land.

Infrastructure: Water is supplied from a Trinity Aquifer well with over 1,500 gallons of water storage. 2 septic tanks are in place, with one servicing the house and

the other servicing the barn and cantina. A buried propane tank supplies the home and cantina with propane gas for all heating and cooking. The home features 2 hot water tanks, water softener, 3 A/C units, surround sound throughout, security system, and sprinkler system for the lawn.

Built in 2006

Essential Information

MLS® #	1558548
Price	\$2,750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,419
Acres	31.31
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	New

Community Information

Address	185 Creekwood Rd
Subdivision	CREEKWOOD
City	Kerrville
County	Kerr
State	TX
Zip Code	78028

Amenities

Amenities	Controlled Access
Parking	Two Car Garage, Attached
Has Pool	Yes
Pool	In Ground Pool, Hot Tub, Pool is Heated

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, 1st Floor Lvl/No Steps, High Ceilings, Pull Down Storage, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Expandable, Atrium, Shop
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Security System (Owned), Gas Water Heater, Double Ovens, Custom Cabinets, Propane Water Heater, 2+ Water Heater Units, Private Garbage Service
Heating	Central
Cooling	Zoned, Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room
# of Stories	2
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Deck/Balcony, Sprinkler System, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees, Ranch Fence, Additional Dwelling, Cross Fenced, Detached Quarters, Horse Stalls/Barn, Outdoor Kitchen, Workshop
Lot Description	County Vlew, Partially Wooded, Mature Trees (ext feat), Gently Rolling, 15 Acres Plus, Ag Exempt
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Kerrville. ISD
Elementary	Tom Daniels
High	Tivy

Listing Details

Listing Office	Meek Real Estate
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