

\$579,000 - 132 Sunrise, Boerne

MLS® #1867413S

\$579,000

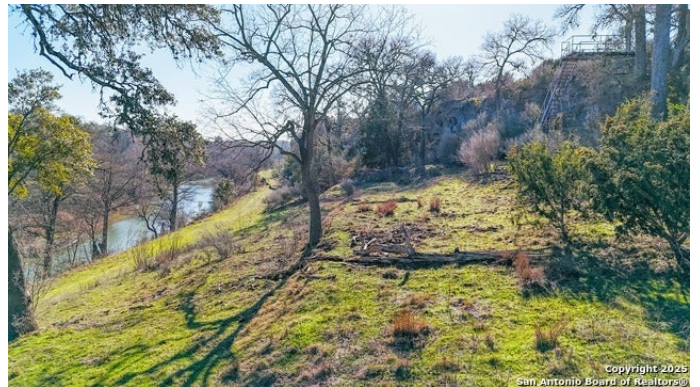
Bedroom, Bathroom, 239,144 sqft
Land / Farm on 5.49 Acres

RIVER MOUNTAIN RANCH, Boerne, TX

An exceptional 5.49-acre Guadalupe Riverfront property in River Mountain Ranch offering panoramic Hill Country views, rare bluff-top privacy, and direct river access in one of the most desirable communities near Boerne! Located in the highly sought-after River Mountain Ranch subdivision in Boerne, Texas, this 5.49-acre riverfront lot offers the perfect blend of privacy, sweeping views, and prime Guadalupe River access. Perched on a high bluff above the river, the homesite provides panoramic Hill Country views and is safely outside the floodplain. **KEY FEATURES:**

- 350 feet of private Guadalupe River frontage, perfect for fishing, kayaking, or relaxing -
- Bluff-top building site with commanding views and no floodplain risk -
- Fully fenced with gated entry, offering security and privacy -
- Stairs to lower meadow, gentle access from bluff to the river area -
- Rustic riverside deck, a serene spot tucked among the trees at the water's edge -
- Utilities in place, water well with well-house, and electricity at site -

Architectural plans included, custom home + carriage house garage apartment designed by Kerrville architect Mickey Thompson - River Mountain Ranch amenities, includes three private gated river parks with picnic areas and kayak launches. **NATURE AND OUTDOOR RECREATION:** Enjoy mornings with river breezes and evenings under the stars. Paddle the Guadalupe, fish from your deck, or hike down to the quiet lower meadow with towering cypress trees. This lot has the feel of a



secluded retreat, with access to some of the best natural features in the Texas Hill Country. IDEAL LOCATION, CLOSE YET PRIVATE: - 14 miles to downtown Boerne (restaurants, shops, "Hill Country Mile") - 28 miles to Comfort, TX - 50 miles to Fredericksburg, TX (Wine Country) - 41 miles to San Antonio International Airport. READY TO BUILD OR HOLD: Whether you are ready to build a primary home, vacation getaway, or hold it as a long-term investment, this property is turnkey-ready with utilities in place, well and well house, architectural plans available, and a rare bluff-top homesite with direct river access.

Essential Information

MLS® #	1867413S
Price	\$579,000
Square Footage	239,144
Acres	5.49
Type	Land / Farm
Sub-Type	Residential Lot and Acreage
Status	Active

Water Feature/View

View	Guadalupe River
Is Waterfront	Yes
Water Body	Guadalupe River

Community Information

Address	132 Sunrise
Area	2506
Subdivision	RIVER MOUNTAIN RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Stream/River, Lake/River Park
Utilities	Telephone, Cable TV

Exterior

Lot Description	Undeveloped
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School Information

District	Boerne
Elementary	Curington
Middle	Call District
High	Boerne

Additional Information

Date Listed	May 16th, 2025
Days on Market	53
Zoning	UNKNOWN