# \$549,000 - 132 Sunrise, Boerne

MLS® #1867413S

## \$549,000

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

RIVER MOUNTAIN RANCH, Boerne, TX

Price reduced to \$549,000! Exceptional 5.49-acre Guadalupe Riverfront property in River Mountain Ranch offering panoramic Hill Country views, rare bluff-top privacy, and direct river access. This turnkey property includes a water well, electricity, gated entry, and stairs to a lower meadow along approximately 350 feet of private Guadalupe River frontage. Enjoy a rustic riverside deck ideal for fishing, kayaking, or relaxing by the water. Preliminary home and carriage-house plans were designed by Kerrville architect Mickey Thompson and are available for purchase directly from the designer. Conveniently located minutes from Boerne and under an hour to San Antonio.







# **Essential Information**

MLS® # 1867413S

Price \$549,000

Square Footage 239,144

Acres 5.49

Type Land / Farm

Sub-Type Residential Lot and Acreage

Status Price Change

#### 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 Lake/River Park, Stream/River

Utilities Cable TV, Telephone

### **Exterior**

Lot Description Undeveloped

## **School Information**

District Boerne

Elementary Curington

Middle Call District

High Boerne

### **Additional Information**

Date Listed May 16th, 2025

Days on Market 164

Zoning UNKNOWN