# \$650,000 - 202 Hoskins Trail, Boerne

MLS® #1880422S

### \$650,000

3 Bedroom, 3.00 Bathroom, 1,784 sqft Residential on 3.92 Acres

#### RIVER MOUNTAIN RANCH, Boerne, TX

First time on the market in River Mountain Ranch! Enjoy riverfront living on 3.92 acres with direct access to the Guadalupe River. A wall of windows frames the stunning view of Cypress treetops lining the river, creating a serene backdrop as you enter this comfortable home. A gravel path from the back patio leads straight to the river's edge, perfect for fishing, kayaking, or relaxing by the water. Shady walking trails under mature trees offer peaceful spots to sit and take in the sounds of nature. Don't miss the chance to share this rare opportunity with your clients looking for Hill Country riverfront property in a highly desirable community. STR's are allowed by the CCR's! This could be a great income producing property!

Built in 2001

#### **Essential Information**

MLS® # 1880422S Price \$650,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,784

Acres 3.92

Year Built 2001

Type Residential







Sub-Type Single Family Detached

Style Two Story
Status Active Option

Pool Description None

#### Water Feature/View

Is Waterfront Yes

#### **Community Information**

Address 202 Hoskins Trail

Area 2506

Subdivision RIVER MOUNTAIN RANCH

City Boerne County Kendall

State TX

Zip Code 78006

#### **Amenities**

Amenities Lake/River Park
Parking Two Car Garage

# of Garages 2

#### Interior

Interior One Living Area, Island Kitchen, Utility Room Inside

Appliances Ceiling Fans, Private Garbage Service

Fireplace Yes # of Fireplaces 1

Fireplaces Living Room

# of Stories 2 Stories 2

#### **Exterior**

Exterior Brick, Siding

Lot Description Bluff View, 2 - 5 Acres, Riverfront, Unimproved Water Front, On

Waterfront

Roof Composition
Construction Pre-Owned

Foundation Slab

#### **School Information**

District Boerne

Elementary Curington

Middle Boerne Middle N

High Boerne

## **Additional Information**

Date Listed June 30th, 2025

Days on Market 99

HOA Fees 275

HOA Fees Freq. Annually