

# \$1,975,000 - 103 Misty Waters, Boerne

MLS® #1886449S

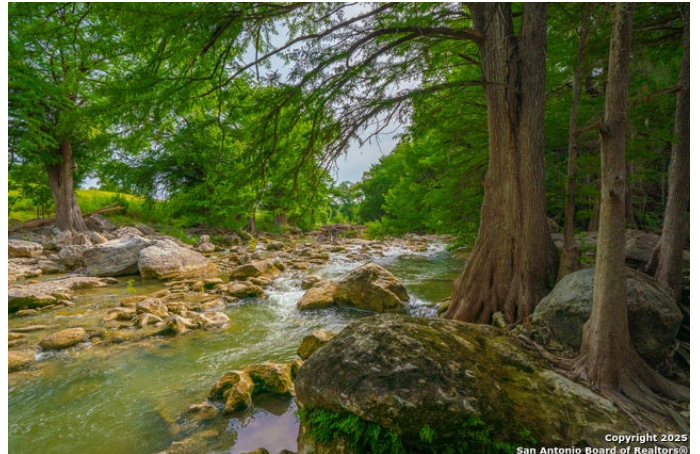
**\$1,975,000**

4 Bedroom, 3.00 Bathroom, 2,817 sqft

Residential on 7.10 Acres

The Crossing at Kenberg, Boerne, TX

The 7.072-acre River Bend Estate, located just outside of Boerne, Texas, is everything you could ask for in either a full-time residence or a weekend getaway/short-term rental investment. This live water opportunity is overflowing with features, such as the Cypress tree-lined Guadalupe River with two residences, including a main home and a guest home, staggering topography, a spring-filled draw with seeps and grottos eventually flowing into the Guadalupe, and free-ranging exotics/native game. If you're looking for a property that packs a punch under 10 acres, you won't find one better than the River Bend Estate! Location: Situated just outside Boerne, Texas, and only 30 minutes from The Rim and La Cantera via IH-10, River Bend Estate is ideally located for those seeking private riverfront living with the convenience of urban access. The property lies in a desirable stretch along the Guadalupe River, making it perfect for a full-time residence, weekend retreat, or short-term rental investment. Proximity to Major Cities: \* San Antonio, TX - 30 minutes \* Boerne, TX - 20 minutes \* Fredericksburg, TX - 1 hour \* Austin, TX - 1.5 hours Water Features: River Bend Estate boasts over 600 feet of strong-flowing Guadalupe River frontage, with depths exceeding 10 feet in areas. This stretch of the river includes swimming holes, rope swings, and scenic rapids, offering year-round recreation. A deep draw with multiple seep springs adds further character and vitality to



the land, with grottos, mini waterfalls, and expanding rock bluffs reaching for the sky when standing beneath them! River Bend Estate doesn't just have exceptional live water but also a functional water supply for the improvements. It has a private water well, along with a 40,000-gallon rainwater catchment system, making the property both sustainable and efficient. Landscape: Perched atop an improved pasture with over 60 feet of elevation change, the estate gently slopes down to the riverbank, creating sweeping views and a tranquil setting. Towering historic oaks and cypress trees provide shade and habitat for abundant wildlife. The acreage is both scenic and usable-ideal for recreation, gardening, or light agriculture. Improvements: At the heart of the estate is a beautifully appointed 2,900 sq. ft. main residence featuring four bedrooms and two and a half baths. Thoughtfully designed, the home includes a floor-to-ceiling stone fireplace, large picture windows, an open-concept kitchen with island and breakfast bar, and a spacious primary suite. An oversized laundry room and pantry provide everyday convenience. A separate 1,000 sq. ft. guest house-complete with a loft and private bath-offers ideal accommodations for visitors, extended family, or short-term renters. Wildlife & Recreation: The estate's natural features and river access make it a recreational haven. From kayaking and fishing to swimming and hiking, the outdoor opportunities are endless. Wildlife such as whitetail deer, axis, aoudad, turkeys, doves, and more are frequent as free ranging, adding to the peaceful charm of this riverfront escape.

Summary: River Bend Estate is a one-of-a-kind opportunity to own over 7 acres of prime Guadalupe River frontage in a highly sought-after location. With extensive water access, stunning natural beauty, and quality improvements already in place, this property is

ideal for full-time living, weekend enjoyment, or income-producing potential through short-term rentals.

Built in 2001

**Essential Information**

MLS® #	1886449S
Price	\$1,975,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,817
Acres	7.10
Year Built	2001
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Ranch, Traditional, Texas Hill Country
Status	Active
Pool Description	None

**Water Feature/View**

View	Guadalupe River
Is Waterfront	Yes
Water Body	Guadalupe River

**Community Information**

Address	103 Misty Waters
Area	3100
Subdivision	The Crossing at Kenberg
City	Boerne
County	Kendall
State	TX
Zip Code	78006

**Amenities**

Amenities	Tennis, Basketball Court, Lake/River Park
Parking	Two Car Garage

# of Garages 2

### **Interior**

Interior Two Living Area

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Dishwasher, Water Softener (owned), Smoke Alarm, Electric Water Heater

Heating Central

Cooling One Central

Fireplace Yes

# of Fireplaces 2

Fireplaces Two, Living Room, Master Bedroom

# of Stories 2

Stories 2

### **Exterior**

Exterior Stone/Rock, Wood

Exterior Features Covered Patio, Deck/Balcony, Storage Building/Shed, Mature Trees, Additional Dwelling

Lot Description Horses Allowed, 5 - 14 Acres, Guadalupe River, Riverfront, Water View, Water Access

Roof Metal

Construction Pre-Owned

Foundation Slab

### **School Information**

District Blanco

Elementary Blanco

Middle Blanco

High Blanco

### **Additional Information**

Date Listed July 23rd, 2025

Days on Market 11

HOA Fees 238

HOA Fees Freq. Annually