

\$659,990 - 106 River Ranch Cir, Martindale

MLS® #5395523

\$659,990

3 Bedroom, 4.00 Bathroom, 2,611 sqft

Residential on 1.08 Acres

San Marcos River Ranch, Martindale, TX

Once in a lifetime opportunity to own a home in the prestigious San Marcos River Ranch community at this price point, with exclusive, private access to the San Marcos River! Enjoy the gated neighborhood that has 4 water skiing lakes and a 3 acre river park along the infamous, spring-fed San Marcos River. Lake rights are included with the home. This custom, energy-efficient home has a large backyard on just over an acre with no side or rear neighbors and a lake view. The home has a very rare floorplan, featuring 3 large bedrooms that all have their own full bathrooms with walk in closets. Tall ceilings and a grand entryway make this home unique. The outdoor spaces include 3 different patio options and a firepit for cooler weather. Enjoy the tranquil backyard orchard and flower gardens that line the property. Other specialty items worth highlighting are the spray foam insulation, high end metal roof, and wide hallways with no interior steps. Due to the home being located in Guadalupe county, your yearly taxes are much lower than surrounding areas. Get the country feel while still being close to everything you need. This area is very close to shopping, dining, and events in San Marcos. Texas State University is 6 miles away and the hospital is only 7 miles away. Quickly jump on I-35 for access to Austin and San Antonio, while also having the ability to take the backroads to all surrounding cities and the hill country. Homes in this neighborhood are seldom available for



purchase and those with lake rights are even more rare. If you enjoy water skiing, kayaking, fishing, swimming, cycling, walking, running, or dream of a peaceful retreat, then this home is for you. This home has access to the subdivision shared docks. Map available at your showing.

Built in 2010

Essential Information

MLS® #	5395523
Price	\$659,990
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,611
Acres	1.08
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Lake,Pasture,See Remarks
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Community Information

Address	106 River Ranch Cir
Area	GU
Subdivision	San Marcos River Ranch
City	Martindale
County	Guadalupe
State	TX
Zip Code	78655

Amenities

Utilities	Fiber Optic Available, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Fishing, Lake, Park,

Planned Social Activities, Sport Court(s), Street Lights, See Remarks, Equestrian Community, Gated

Parking Door-Multi, Driveway, Garage, Gated, Garage Faces Side, Concrete, Oversized, Private

of Garages 2

Garages Garage Door Opener

Interior

Interior Carpet Free, Tile, Vinyl, Concrete

Appliances Built-In Electric Oven, Convection Oven, Dryer, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Water Heater, Disposal, Microwave, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Warming Drawer, Washer, Cooktop, Vented Exhaust Fan

Heating Central, Fireplace(s), Zoned

of Fireplaces 1

Fireplaces Living Room, Masonry, Raised Hearth, Wood Burning, Stone

of Stories 1

Stories One

Exterior

Exterior Features Lighting, Private Yard, Rain Gutters, See Remarks, Boat Ramp, Fire Pit, Garden, In-Wall Pest Control System

Lot Description Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Native Plants, Private, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Views, Garden, Sprinkler - Rain Sensor, Sprinklers On Side

Roof Metal

Construction Masonry, Stone, Spray Foam Insulation, Stucco, Attic/Crawl Hatchway(s) Insulated

Foundation Slab

School Information

District SanMarcosCONSISD

Elementary Dezavala

Middle Goodnight

High San Marcos

Additional Information

Date Listed July 18th, 2025

Days on Website 86

Days on Market 83
HOA Fees 480
HOA Fees Freq. Semi-Annually
Gated Community Yes

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