

\$1,300,000 - 398 Redbird Ln, Kingsbury

MLS® #8975603

\$1,300,000

3 Bedroom, 3.00 Bathroom, 330 sqft
Residential on 0.67 Acres

River Oaks Estates, Kingsbury, TX

Custom-Built Split-Level Home on the San Marcos River with 90' of Riverfront
Nestled along the tranquil San Marcos River, this one-of-a-kind, custom-built split-level home offers over 2,400 square feet of living space, with breathtaking river views and 90 feet of pristine river frontage. The home features three spacious bedrooms and three bathrooms, combining comfort with modern design.

Inside, you'll find striking beamed ceilings, beautiful hardwood floors, and an open-concept layout that invites both relaxation and entertaining. The bright and airy game room upstairs is perfect for unwinding, while the 10' x 16' sun deck offers the ideal space for enjoying the surrounding natural beauty.

Step outside onto the expansive 42' x 10' covered deck, elevated for stunning panoramic views of the river below. Whether you're swimming, fishing, canoeing, or tubing, the San Marcos River offers endless outdoor opportunities right at your doorstep. The wide river bottom provides ample space for gatherings, making this home an entertainer's dream.

Additional features include a large 42' x 10' carport, a closed-in garage, and a basement for extra storage. With its perfect combination of comfort, style, and natural beauty, this home truly offers a rare opportunity for riverfront living.



Built in 2006

Essential Information

MLS® #	8975603
Price	\$1,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	330
Acres	0.67
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	River, San Marcos River
Is Waterfront	Yes
Water Body	San Marcos River

Community Information

Address	398 Redbird Ln
Area	GU
Subdivision	River Oaks Estates
City	Kingsbury
County	Guadalupe
State	TX
Zip Code	78638

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None
Parking	Door-Multi, Driveway, Garage, Storage, Electric Vehicle Charging Station(s), Attached Carport, Basement, Covered, Garage Faces Rear, Gravel
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Wood
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Appliances	Dryer, Dishwasher, Exhaust Fan, Gas Water Heater, Microwave, Vented Exhaust Fan, Washer, Gas Oven, Propane Cooktop, Wine Refrigerator
Heating	Central, Fireplace(s), Propane
# of Fireplaces	1
Fireplaces	Dining Room, Propane
Stories	Three Or More

Exterior

Exterior Features	Balcony, Outdoor Grill
Lot Description	Back Yard, Gentle Sloping, Few Trees, Sloped Down
Roof	Metal
Construction	Stone Veneer, Wood Siding, Block, Cedar
Foundation	Block, Concrete Perimeter, Pillar/Post/Pier

School Information

District	Prairie Lea ISD
Elementary	Prairie Lea
Middle	Prairie Lea
High	Prairie Lea

Additional Information

Date Listed	March 24th, 2025
Days on Website	201
Days on Market	164

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