

# \$1,595,000 - 326 Red Bird Ln, Kingsbury

MLS® #9686905

**\$1,595,000**

4 Bedroom, 4.00 Bathroom, 3,777 sqft  
Residential on 1.44 Acres

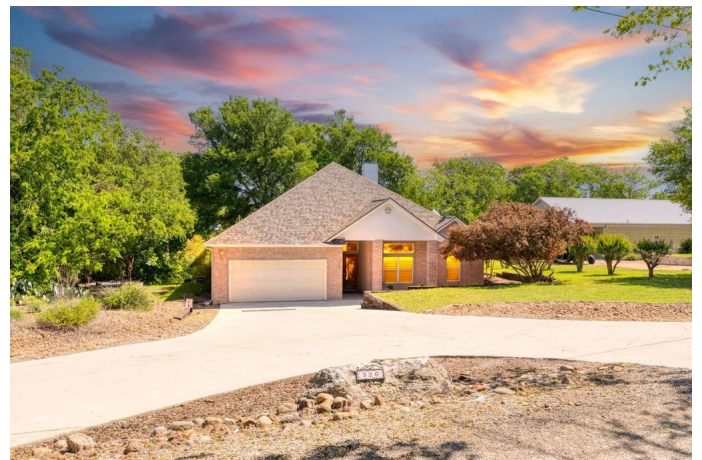
River Oaks Estates, Kingsbury, TX

Nestled along the serene San Marcos River in Kingsbury, TX, this 1.44-acre retreat offers 190â€™™ of pristine river frontage, two beautifully crafted homes, and a peaceful setting beneath mature oaks and pecans. The main home features an open-concept layout with high ceilings, neutral tones, and a chefâ€™™s kitchen with custom cabinetry, Silestone counters, large island, and designer lighting. A spacious pantry and breakfast nook overlook the river, while the living room is anchored by a custom electric fireplace.

The primary suite offers stunning river views, a spa-like ensuite with steam shower, dual vanities, makeup station, LED mirrors, custom cabinetry, and a large walk-in closet. Two guest bedrooms in a split layout share a stylish bath. Thoughtful upgrades include dimmable lighting, a spacious laundry room, two-car garage, and paved drive.

The 1,200 sq ft â€œParty Barnâ€• features a full kitchen with stainless appliances, concrete counters, vaulted ceiling, and full bath with antique vanityâ€”ideal as a guest house, rental, or entertainment space. French doors lead to a wrap-around porch beneath shady trees.

Outside, a large deck overlooks the river, and boulders form a natural path to the water with shallow and deep areas perfect for swimming, kayaking, and relaxing. Not in a floodplain!



Wildlife abounds, from deer and birds to fireflies and butterflies.

With endless potential as a short-term rental, multi-gen home, or personal escape—and just a short drive to Austin, San Antonio, I-10, 130 Toll & I-35—this move-in ready property is a rare riverfront gem.

Built in 2001

**Essential Information**

MLS® #	9686905
Price	\$1,595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,777
Acres	1.44
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

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

**Community Information**

Address	326 Red Bird Ln
Area	GU
Subdivision	River Oaks Estates
City	Kingsbury
County	Guadalupe
State	TX
Zip Code	78638

**Amenities**

Utilities	Electricity Connected, Water Connected, Other
Features	None
Parking	Additional Parking, Attached, Circular Driveway, Direct Access, Driveway, Garage Faces Front, Garage, Private, Paved
# of Garages	2
Garages	Garage Door Opener

### **Interior**

Interior	Carpet, Tile
Appliances	Convection Oven, Cooktop, Dryer, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Range, Electric Water Heater, Free-Standing Electric Oven, Free-Standing Electric Range, Freezer, Microwave, Oven, Range, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Electric Oven, Water Purifier, Water Purifier Owned
Heating	Central, Electric, Fireplace(s)
# of Fireplaces	1
Fireplaces	Blower Fan, Electric, Insert
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Barbecue, Exterior Steps, Lighting, Outdoor Grill, Rain Gutters
Lot Description	Sloped Down, Front Yard, Landscaped, Private, Many Trees, Trees Large Size, Trees Medium Size, Trees Small Size
Roof	Metal, Shingle
Construction	Brick, HardiPlank Type
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	April 17th, 2025
Days on Website	177
Days on Market	21
HOA Fees Freq.	See Remarks

Property Listed by: TS RealtyThe information being provided is for consumers' personal, non-commercial use and may

not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 12th, 2025 at 9:16am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.