

# HUNT, TX RIVER ESTATE







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HUNT, TX • KERR COUNTY

**RARE OPPORTUNITY!** This 4 acre family holiday compound is located on FM 1340 and has additional frontage on River Road. One of the unusual features of the property is that the Guadalupe River bisects the property. Most of the properties in the area have frontage on one bank, rarely both. The large main home is perfectly situated on the high bank of the river overlooking tasteful landscaping and a stone dock at river's edge.

The main home is over 3,000 sq ft. and has multiple entertaining areas, a large kitchen, lots and lots of storage, large bay windows throughout taking advantage of the river view and natural light. There are 3 full baths. The master bath is perched above the river and is impressive to say the least. This home has been used a private family retreat since 1995 and is currently configured as such. The home currently has 1 master suite and a large 20x20 bunk room which could easily be split into additional bedrooms.

There are 4 additional guest suites that are accessed via the courtyard/pool area. Each suite has its own full bath. There is an additional bathroom accessed from poolside as well.

In all, there are 5 suites, 1 bunk great room, and 7.5 baths. One of the suites is also being utilized as a bunkroom currently.

The Pool is 20x40 and has a 7x7 hot tub. It is surrounded on 3 sides by the main home and guest suites. There are plenty of patios surrounding the pool for entertaining and tanning poolside. There is also a roofed covered and shaded outdoor living area with fireplace. This area is perfect for meals, relaxing in the shade and keeping an eye on the kids while they are in the pool.

The compound is gated and surrounded by an 8 foot rock privacy wall creating a very quiet a private atmosphere. The gate to the property fronts FM 1340 and is in walking distance to the Hunt Store. The renowned architectural firm Ford Powell & Carson of San Antonio designed the current layout of the improvements. This property is exceptionally designed, tastefully landscaped, peaceful, attractive and VERY well cared for. The property can be sold with most of the furnishings or not.

This property offers the best of Hunt TX. It has great location with exceptional river frontage on the North Fork of the Guadalupe River just upstream from Schumacher Crossing. If you don't know anything about Hunt TX, it is home to the headwaters of the North and South Fork of the Guadalupe River, many of the best children's summer camps in the nation (yes, we are biased), working ranches, church retreats, and a ton of deer and woodland critters. Canoeing, kayaking, fishing, swimming and horseback are on the agenda... **WISH YOU WERE HERE!**



