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39 FM 474 BOERNE TX



639 FM 474 BOERNE TX

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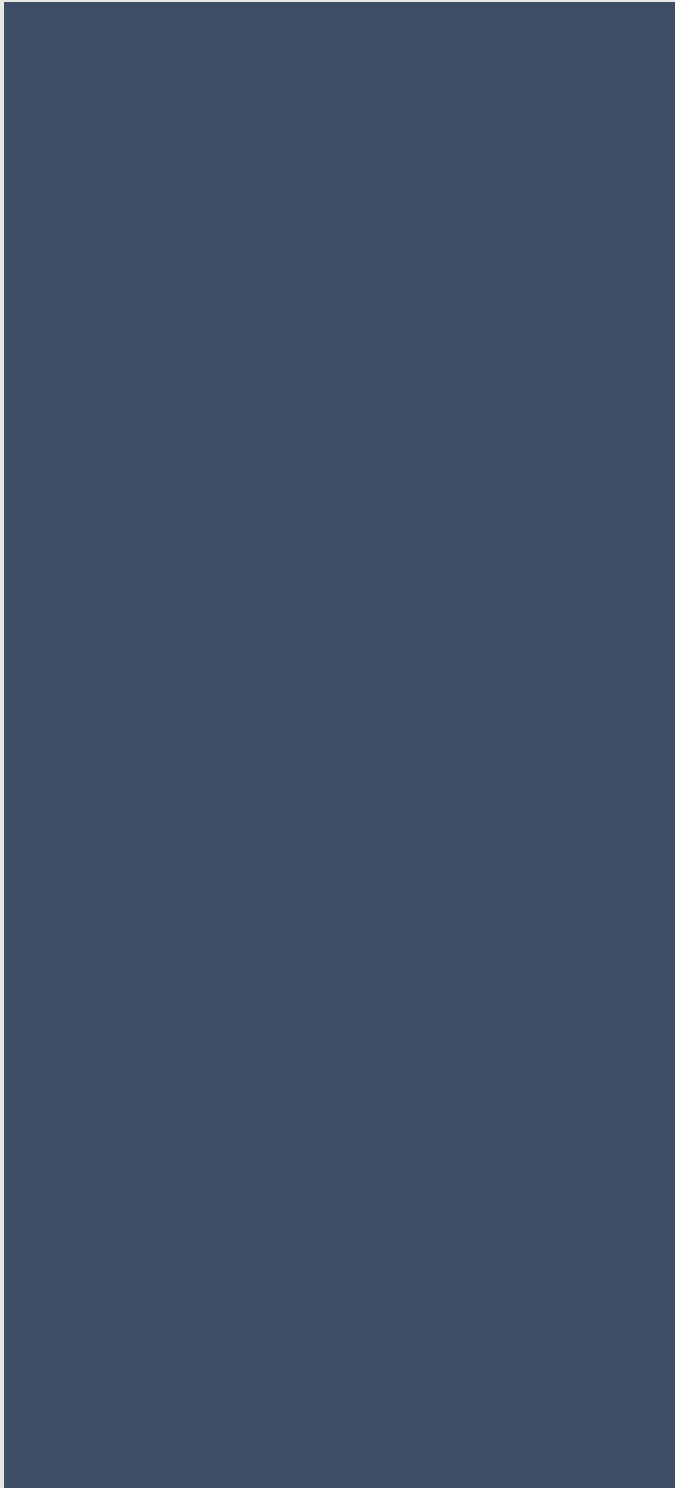
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While this is not our property, we are able to represent you as a buyer and would love to set up a showing for you.

PROPERTY DETAILS

Status:Available

Type:undeveloped-land

MLS #:1788232

PROPERTY DESCRIPTION

Bring your Kayak because this lot is WALKING distance to the Guadalupe River! Conveniently located less than 15 minutes from the center of Boerne, right across the street from the public access to the river, and it is surrounded by the Demolition Ranch and Desperado Resort. The current owners planned on developing 2 unique short term rentals utilizing rain water catchment but relocated prior to finishing the project. On the lot you will find a professionally done rebar slab foundation that was professionally plumbed/roughed in for a full size bathroom, kitchen, and living space. The slab was poured with moisture protective additive planning for natural concrete floors. A concrete company constructed piers for an additional efficiency unit next to the main unit. There is power on the lot from BEC with two meters, breaker boxes, and RV plugs. There is no septic or well on the property.

COMMUNITY INFORMATION

Address:639 FM 474 Boerne, TX 78006

County:Kendall

City:Boerne

Subdivision:Golden Fawn

Zip Code:78006

SCHOOL INFORMATION

School System:Boerne

High School:Boerne

Middle School:Boerne Middle N

Elementary School:Curington

PROPERTY FEATURES

Lot Size:0 Acres

Lot Improvements:Gravel Roads,Fencing

Location:Bluff View,Hill Country View,Country View,Secluded

Restrictions:Call Broker

Trees:Few

Site/Area Features:None

Topography:Level,Gentle Slope,Rocky

Utilities on Site:Electric

Frontage:FM/State Highway

TAX AND FINANCIAL INFO

Proposed Terms:Cash

Total Tax:72.91

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PROPERTIES YOU MAY BE INTERESTED IN

Sutton County, TX \$28,950,00011610.00 Acres

Blanco County, TX \$21,500,000844.00 Acres

Real County, TX \$19,950,0004365.00 Acres

Frio County, TX \$18,800,0002373.00 Acres

FREE PROPERTY EVALUATION

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