ABOUT THE PROPERTY

WATERSTONE ESTATE

LOCATION

The estate sits in Kendall County, 13± miles from Boerne and 32± miles from San Antonio. San Antonio International Airport is 25± miles south. Access is paved through the gated Waterstone on the Guadalupe community.

LAND & TERRAIN

The terrain is gently rolling with open pasture and views across the property. The front yard is fully fenced with low fencing, and the rear of the property opens unfenced toward the river. Crushed granite roads run through the property. The land is currently not grazed and would suit either a private estate buyer or someone running a small horse operation.

MAIN RESIDENCE

The 4,482± sq/ft single-story home was built in 2010 on a slab foundation with Colorado stone exterior and a metal roof. The home includes a master suite, two additional bedrooms, four full and one half-bathrooms, and two office spaces — one with a fireplace and the other opening to a screened-in porch. Approx. 12′ ceilings, travertine and engineered wood flooring, granite countertops, and stone detailing run throughout.

The master suite includes a private porch and an ensuite with his-and-her closets, double vanity, makeup vanity, spa tub, and walk-in shower. The chef's kitchen features custom cabinetry and high-end appliances and opens to the living room with a gas fireplace. The covered patio attaches to the living room with an outdoor kitchen, a "spool" (small dip pool), and an outdoor fireplace. A grand entry with floor-to-ceiling windows, a covered porte-cochere, and a three-car attached garage round out the home. Internet is GVTC fiber.

GUEST QUARTERS & SUPPORT BUILDINGS

A 912± sq/ft two-story guest casita includes a full kitchen, a loft-style upstairs bedroom with walk-out balcony, and a covered downstairs patio. The casita is attached to a fully enclosed workshop built for outdoor equipment, woodworking, and yard equipment storage.

EQUESTRIAN FACILITIES

A 2023 MD BarnMaster horse barn anchors the equestrian setup with four 12′ x 12′ stalls, a feed room, and a tack room. The barn includes a 16′ aisle way, hot water heater, insulation, and full electrical, with a covered 16'± attached porch and wash rack area. A 20 x 40 meter fenced riding arena uses granite sand footing with two spigots for watering, and overlooks the larger of the two ponds. Three HorseGuard electric fence paddocks, roughly 100′ x 100′ each, sit alongside the arena with water at each paddock.

WATER

Two bentonite-lined ponds sit on the property — one next to the riding arena and horse facilities, and a second behind the arena equipped with an aerator. The estate carries 550± feet of Guadalupe River frontage at the back of the property, with private stairs running down to the riverbank. The river runs year-round and is used for fishing, swimming, floating, and kayaking. A private well serves the entire property, supported by two 4,000± gallon above-ground storage tanks filled by the well.

OUTDOOR LIVING

The covered patio off the living room ties together the outdoor kitchen, outdoor fireplace, and dip pool for daily use. The riding arena, paddocks, and pond setting sit in view of the main home, with the Guadalupe River accessible at the back of the property.

COMMUNITY

Waterstone on the Guadalupe is a gated community with paved roads. Annual POA dues are $715.

REMARKS

The Waterstone Estate fits a buyer looking for a finished Hill Country home with private Guadalupe River access and turnkey horse facilities on a manageable acreage. The combination of a custom home, a 2023 barn setup, river frontage, and community gating is unusual at this size in Kendall County.