

**MLS#: R119542A (Active)**  
**List Price: \$725,000**  
**335 Saddle Club Dr Kerrville, TX 78028**



Other Active Status:	Area: 32-Burney Oaks/Woods Area
Bedrooms: 4	City Limits: No
Full Baths: 4	County: Kerr
Half Bath: 0	Subdivision: Homestead @ Turtle Creek
Apx Year Built: 1997	ETJ: Yes
Main House Living SqFt: 3,159	Elementary School-Buyer to Verify: Daniels
Apx Total Living SqFt: 3,948	Duplicate Listing:
Price Per SQFT: \$183.64	Duplicate Listing #:
Source SqFt: KCAD	
Master Bedrm on Main: Yes	
Style: Hill Country	
# Stories: Two	

Lot Size: 275.99x231.28x288.91x244.			Apx Acreage: 1.50	Zoning/District: residential
Lot: 3	Block: 0	Appraisal District #: 61581		Manufctrd Hsg Permitted: No
HOA: Yes	HOA Mandatory: Yes		HOA Term: Annually	HOA Amount \$: \$600.00
Legal Owner Name: Carolyn Blankenship, J. Blankenship & Lana Reuter				
Taxes without Exemptions: \$9,324.27			Tax Source: KCAD	
Legal Description: Lot 3 THE HOMESTEAD AT TURTLE CREEK Vo. 6, Page309				
Guest House: No		# Guest Houses:		Guest House SqFt: 0
Guest House Bedrooms:		Guest House Baths:		Guest House Half Baths:
Guest House Comments:				

	Level	Dimensions		Level	Dimensions
Living Rm	First	16x20+	Master Bedroom	First	13x15
Dining Rm	First	10x12+	Bedroom 2	First	11x12
Kitchen	First	11x13+	Bedroom 3	Second	11x17+*
Great Rm			Bedroom 4	Second	10+x14+
Utility/Laundry	First	7x8	Den	First	
guest R	Second	12x22+	Office	First	*2nd BR
sunroom	First	16x36	Workshop		

Listing Conditions: Not Applicable			
Agreement Type: Exclusive Right to Sell (Form 1101)		Broker License: 0350330	Title Company: Fidelity Abstract
Possession: At Closing,	Showing Instructions: 24 Hour Notice, Appointment Only, Call Listing Office, LA		Vacant: Lockbox:
Funding	MUST Accompany, Pets		No No

Construction/Exterior: Rock Veneer, Stucco	Rooms/Buildings: Breakfast Area, Dining Room, Kitchen Bar, Large Master Bedroom, Office, Separate Formal Dining, Two Living Areas, Utility Room
Roof: Composition	Laundry: Main Level, Room, W/D Connection
Attic: Partially Floored, Storage Only	Appliances: Dishwasher, Disposal, Dryer, Microwave, Range-Electric, Refrigerator, Self-Cleaning Oven, Washer, Water Softener-Owned
Foundation: Slab	Interior Features: High Ceilings, Security System, Smoke Detector, Stairs/Steps, Walk-in Closet(s), Shower/Bath Combo
Garage/Carport: 3+ Car Garage	Fireplace: In Bedroom, In Living Room, Gas Logs, Masonry
Floors: Carpet, Simulated Wood, Tile	Exterior Features: Deck/Patio, Double Pane Windows, Porch-Covered, Other-See Remarks
Heat: Central, Heat Pump	Water Features/Location: None
Air Conditioning: Central, Electric, Heat Pump, Zoned	Topo/Land Desc: Level, Partially Wooded
Water: Central	Access: HOA Road, Highway
Sewer: Septic Licensed	Road Surface: Asphalt
Water Heater: Electric	Docs on File: Deed Restrictions, Legal Description, Seller's Disclosure, Survey/Plat
Other Utilities: Cable Available, Electricity Connected, Garbage Service-Private, Phone Available	For Sale: Sale
Gas Supplier:	Will Sell: Cash, Conventional, FHA, VA Loan
Sewer Supplier: Lic septic	
Electric Supplier: BEC-OP	
Garbage Supplier: private	
Water Supplier: central	

Remarks: Homestead At Turtle Creek HILL COUNTRY style home on 1.5 acres with dry stacked rock exterior and stucco featuring a wrap around covered porch to view the wildlife and enjoy Hill Country scenery! Open floor plan featuring Living Room w/fireplace, Primary BR w/fireplace, Kitchen/Breakfast room combo with custom plantation window shutters. Spacious primary BR features

fireplace and sitting area, bathroom with double vanities and closets, and access to Sunroom for versatile uses. 2nd. BR & BA can be used as an office while the two upstairs BR's provide nice size rooms for children or guests with private bathroom. Plenty of storage and closet space throughout the home plus a large bonus room with full bath above garage that is zoned for AC/H. Sunroom (EP-360 sq.ft.) and room above garage (STG-429 sq.ft) shown per KCAD card adds lot of livable space to this home. Circle drive to front entrance plus 3 car garage adds to additional space and storage. Interior roads in subdivision are private roads and maintained by HOA. FAMILY FRIENDLY home close to Kerrville and Bandera. LOT OF HOME FOR A FAMILY!			
Agent Remarks: The two refrigerators, washer and dryer and Flat screened TV in LvRm convey. APPOINTMENT required. Call Broker's office (830-257-2112) to schedule showing. LISTING AGENT must be present. PETS (2 cats) will be in the house. No showings scheduled until 06-20-2025.			
Directions: From Kerrville take Hwy 173 about 7 miles south and turn left into entrance of Homestead At Turtle Creek subdivision. Continue to property on the left side of Saddle Club Drive. RE sign in yard.			
Days On Market: 16			
Withdrawn Remarks:			
Display on Internet: Yes		Display Address: Yes	
Allow AVM: Yes		Allow Comments: No	
Lease Length:		Lease Amount:	
Listing Office: Richter Realty, Inc. (#:1047) Main: (830) 257-2112 Fax: (830) 257-8151 Mail Address 1: 328 Washington, Ste 103 Mail City: Kerrville Mail Zip Code: 78028 Supervising Agent Name: Gracie Richter Supervising Agent License #: 0167088		Listing Agent: Larry Richter (#:259) Agent Email: <a href="mailto:xcoach@ktc.com">xcoach@ktc.com</a> Contact #: (830) 257-2112 License Number: 0357274	
Buyer should independently verify taxes, accounts, acreage amount, minerals, zoning restrictions, easements, schools, square footage, room sizes and any other information as deemed necessary.			