

San Marcos River Ranch Community Info

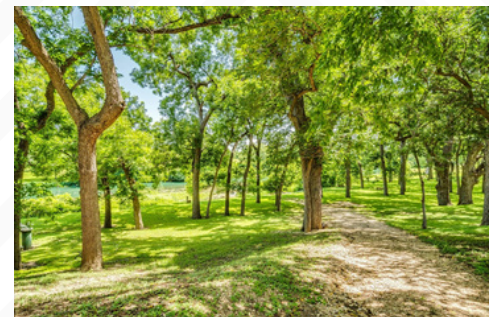
SMRR is a gated community with 4 man-made water ski lakes and private, direct access to the San Marcos River through our 3 acre river park.



Main docks and restrooms with showers. There is a picnic table on the dock.



Private access to the San Marcos River through our 3 acre river park with firepit. Kayak, swim, and float! We are on the annual Texas Water Safari route.



106 River Ranch conveys with exclusive Lake Rights. These run with the property and are only available to designated lots in the neighborhood. Lake Rights grant owners access to all 4 lakes and amenities and an opportunity to join the Water Ski Club or rent your club membership.



Property Updates & Features

106 River Ranch Circle

- Custom built with high end finish-out.
- Energy efficient home with full spray foam insulation, low-e windows, two HVAC units, and large ceiling fans.
- High quality metal roof with full gutters.
- Gourmet kitchen with built-in stainless steel appliances, convection oven, granite countertops, large kitchen island, knotty pine custom cabinetry, and multiple dining areas.
- High ceilings, recessed lighting, detailed door casings, and custom moldings.
- Large rock wood-burning fireplace with custom wood mantle.
- Built in speakers in living room.
- All bedrooms have a private full bathroom and a walk-in closet.
- Finished 2 car garage with custom wood garage doors.
- 1.08 acre lot of no side or rear neighbors. Automatic yard irrigation and drought tolerant landscaping. 340ft fenced back yard.
- Multiple outdoor spaces including 3 patios and a firepit.
- Patio equipped with a large fan and mounted tv and built in speakers.
- Home comes with exclusive, sold-out Lake Rights.
- Incredible and unique neighborhood amenities: 4 lakes, boat and fishing docks, public restroom and showers, and a 3 acre private river park with San Marcos River access.
- Less than 2 miles to downtown Martindale and only 7 miles to downtown San Marcos and Texas State University.
- 5.5 miles to I-35 for easy access to Austin or San Antonio.