



KERRVILLE, TEXAS · KERR COUNTY · AQUA VISTA ESTATES

1406 N Harper Rd

Kerrville, TX 78028 · 2.57 wooded acres · 30×38 detached workshop · roof and air conditioning recently replaced

\$450,000

LIST PRICE · \$239/SQ FT

1,879 sq ft

3 BED · 2 BATH · 1982

2.57± ac

AQUA VISTA ESTATES

R120491A

MLS · ACTIVE

THE HOUSE

- 1,879 sq ft — 3 bedrooms, 2 baths, two stories, Traditional, **built 1982**
- Brick and HardiPlank on a slab; carpet, tile and wood floors
- Living 19×21, dining 15×15, kitchen 18×15 — all first floor
- Master 17×17 upstairs; bedrooms 2 and 3 (15×12, 12×12) on the first floor
- Some handicap-design features per the MLS record

INSIDE

- Remodeled kitchen open through to the dining space — two-tone cabinetry, stone counters, wood floors
- Woodburning fireplace in the living room
- Covered back porch for eating outside or grilling

ROOF, HEATING & COOLING

- Composition roof recently replaced
- Air conditioning recently replaced — Rheem 3.5-ton heat pump
- Central electric heat and AC, plus an attic fan and window units

UTILITIES

- Central water; electric water heater
- Septic on site — ask the listing agent for the OSSF disclosure
- Water softener, owned, and it conveys

CONVEYS

- Per the MLS: dishwasher, dryer, microwave, electric range, refrigerator, washer and the owned water softener

THE BUILDINGS — THE REASON TO LOOK

- Workshop 30×38, detached — open floor under exposed trusses, run lighting the length of the building, dust collection overhead, benches and rolling stations along the walls
- Shed 12×16, powered — MLS Shed 1
- Shed 10×20, powered — MLS Shed 2
- Two-car attached carport with RV storage — covered concrete, storage room behind
- Two attached storage rooms off the house itself

THE LAND

- 2.57± acres, partially wooded and gently sloping — the ground rises from roughly 1,780 ft at the road to about 1,860 ft at the back
- Legal: Aqua Vista Estates, Lot 2 (Replat) — 2.57 acres
- Kerr County, **not in the city limits**; zoning residential
- Topo / land description (the MLS field, in full) — Exceptional View, Flood Plain, Gentle Rolling, Partially Wooded, Sloping

LOCATION & ACCESS

- North of Kerrville, fronting Harper Rd (RM 783) — Area 15—Harper Rd North
- ~10 minutes to downtown Kerrville, roughly an hour to San Antonio
- Asphalt road surface; asphalt drive to the house
- Elementary school: Starkey — buyer to verify

WHAT A BUYER SHOULD VERIFY

Boundaries and easements. The two Land id maps on the listing page are drawn outlines over an aerial — boundary lines are approximate and for illustration only, **not a survey**. A buyer should order a current survey and verify acreage, boundaries and easements independently.

Flood plain. Flood Plain is one of the five descriptors in the MLS Topo/Land Desc field printed above, in full. A buyer should verify flood zone, insurance requirements and elevation independently, and obtain a current flood determination.

Association status. No HOA dues are billed. A buyer should confirm any association status independently.

The disclosures are on file, and they are not current. The Seller's Disclosure Notice and the OSSF (septic) form both predate the roof and air-conditioning replacement. Request the current copies from the listing agent before writing.

Measurements. Square footage, acreage, building dimensions, taxes, schools and easements are from the MLS record and are approximate. A buyer should verify each independently.

What is in the photographs. The house is shown furnished. Furniture, tools, machinery, vehicles, flags and personal effects **do not convey** — the appliances listed at left and the owned water softener do. Photographs were made in May 2026; some listing photographs have been retouched.

SHOWINGS

Appointment only. No drive-bys, no self-showings, and the **listing agent must accompany** every showing. Confirm before you head out. Call or text **830-383-2026** to set a time — if you're driving in from out of town, say so and we'll work around the drive.

OFFERS

Request the offer instructions from the listing agent before you write. **This applies to buyer's agents only. Unrepresented buyers can contact Broken Arrow Group directly at 830-383-2026.**

TAXES & TERMS

Taxes without exemptions **\$4,976** (KCAD #22902). Will sell cash, conventional, FHA or VA. Possession at closing. Title: Kerrville Title Co. List date 10/2/2025.

David Hughes · TREC #501321 · Jayden Hughes · TREC #728099

Broken Arrow Group, eXp Realty · Brokered by eXp Realty, LLC. Each office is independently owned and operated. · 3302 Junction Hwy Ste A, Ingram, TX 78025 · 830-383-2026 · frontdesk@brokenarrowrealtygroup.com · brokenarrowgroup.com

[TREC Information About Brokerage Services \(IABS\)](#) · [TREC Consumer Protection Notice](#)

Information for MLS #R120491A is from the MLS record and is believed reliable but not guaranteed. Any boundary shown or described here is approximate and for illustration only — not a survey. Square footage, acreage, building dimensions, taxes, schools and easements are approximate and should be independently verified by the buyer. © 2026 Broken Arrow Group · eXp Realty.