



RESIDENTIAL
RIVER & LUXURY

KERR COUNTY · KERRVILLE, TEXAS · AQUA VISTA ESTATES

1406 N Harper Rd

Three bedrooms and two baths on 2.57 wooded acres, with a 30×38 detached workshop, two powered sheds, and a carport with RV storage. Roof and air conditioning both recently replaced.

\$450,000

LIST PRICE

2.57 ac

KERR COUNTY · NO HOA DUES

3 bd · 2 ba

1,879 SQ FT · BUILT 1982

30×38

DETACHED WORKSHOP

Property snapshot



LIST PRICE

\$450,000

\$239 per square foot · MLS #R120491A,
Active



ACREAGE

2.57 ac

Aqua Vista Estates, Lot 2 (Replat) · Kerr
County · not in city limits



THE HOUSE

1,879 sq ft

3 bed · 2 bath · two stories · Traditional ·
built 1982



ROOM LAYOUT

Master upstairs

Living 19×21, dining 15×15, kitchen
18×15 — all first floor. Master 17×17 on
the second floor; bedrooms 2 and 3
(15×12, 12×12) on the first.



OUTBUILDINGS

30×38 workshop

Plus sheds 12×16 and 10×20 · 2-car
attached carport with RV storage



ROOF & AIR CONDITIONING

Recently replaced

Composition roof; Rheem 3.5-ton heat
pump. Central electric heat and AC, plus
an attic fan and window units.



CONSTRUCTION

Brick & HardiPlank

Slab foundation · carpet, tile and wood
floors · woodburning fireplace in the
living room · walk-in closets



UTILITIES

Central water

Septic on site — see the OSSF disclosure
· electric water heater · water softener,
owned



TAXES & HOA

\$4,976

Taxes without exemptions (KCAD) · **no
HOA dues billed** · zoning residential ·
appraisal district #22902

Figures from the MLS record for #R120491A (Active, list date 10/2/2025), except the list price, which is the current \$450,000 following the seller-approved reduction. Area 15-Harper Rd North. Elementary school: Starkey — buyer to verify. Appliances that convey per the MLS: dishwasher, dryer, microwave, electric range, refrigerator, washer and the owned water softener. Some handicap-design features are present. Will sell: cash, conventional, FHA or VA. Possession at closing. Title: Kerrville Title Co. No HOA dues are billed. Buyers should confirm any association status independently. All measurements are approximate — buyer should independently verify square footage, acreage, taxes, schools and easements.

About the place

AQUA VISTA ESTATES · KERR COUNTY, TX

1406 N Harper Rd sits on 2.57 wooded acres north of Kerrville, about ten minutes from downtown and roughly an hour from San Antonio. The house is 1,879 square feet — three bedrooms, two baths, built in 1982. The master is upstairs; the other two bedrooms are on the first floor.

The kitchen has been remodeled and opens straight through to the dining space, so the first floor works as one room. There is a woodburning fireplace in the living room and a covered back porch for eating outside or grilling.

What sets the property apart is the shop. The detached workshop runs 30 by 38 feet with lit work areas and open floor for machines. Two powered sheds — 12 by 16 and 10 by 20 — carry the overflow, and the attached two-car carport includes RV storage. If you build things, or run something out of your garage, the buildings here are the reason to look.

The roof and the air conditioning have both been replaced recently; the AC is a Rheem 3.5-ton heat pump. Water is central, the water softener is owned and conveys, and the lot is partially wooded and gently sloping.

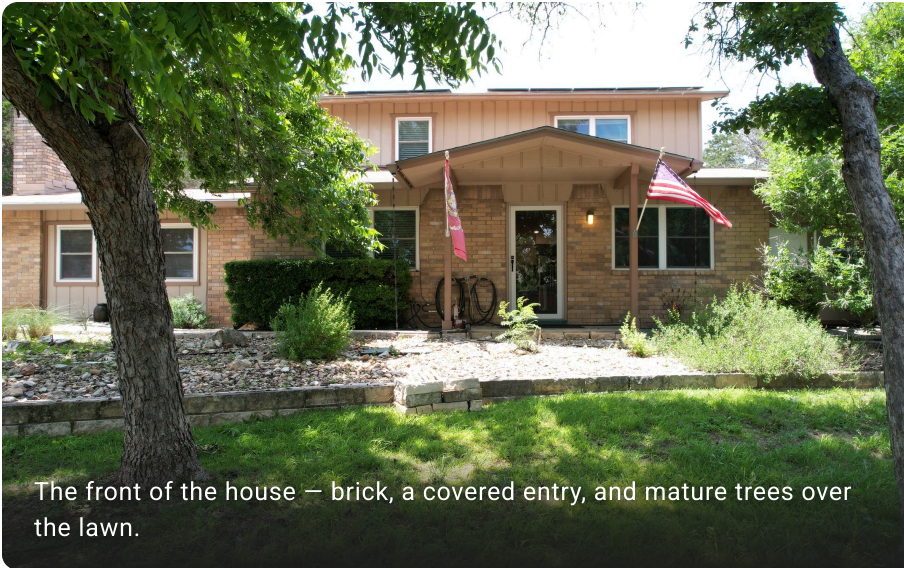
- 30×38 detached workshop, plus 12×16 and 10×20 powered sheds and a carport with RV storage.
- Roof and air conditioning both recently replaced — the AC is a Rheem 3.5-ton heat pump.
- 2.57 acres in Kerr County — no HOA dues billed, and not in the city limits.



The remodeled kitchen looking through to the dining space — two-tone cabinetry, stone counters, wood floors.

The place, outside

1406 N HARPER RD · 2.57 ACRES



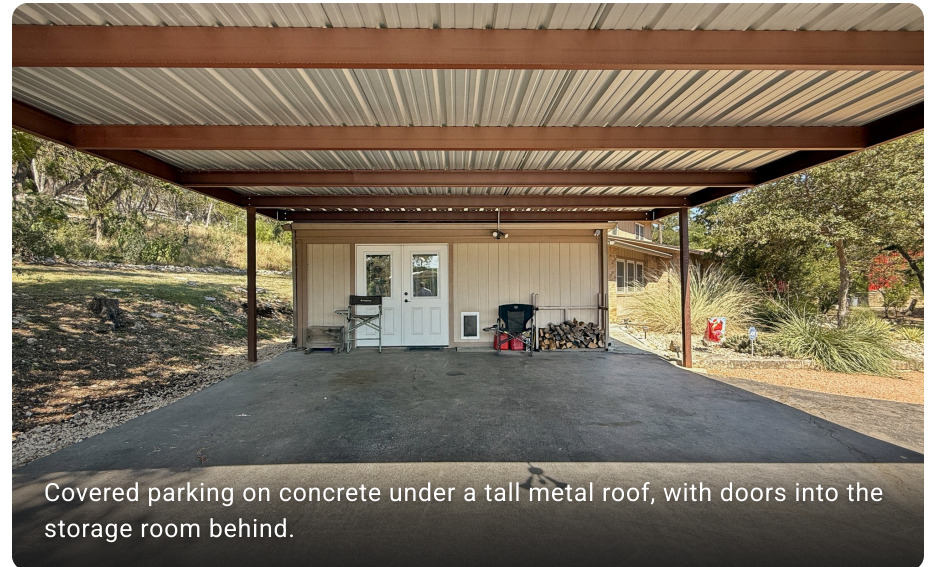
The front of the house — brick, a covered entry, and mature trees over the lawn.



From the gate: the asphalt drive back to the house, with the sheds on one side and the RV cover on the other.



The outbuilding and its attached storage room, with the rail-mounted solar on the metal roof.

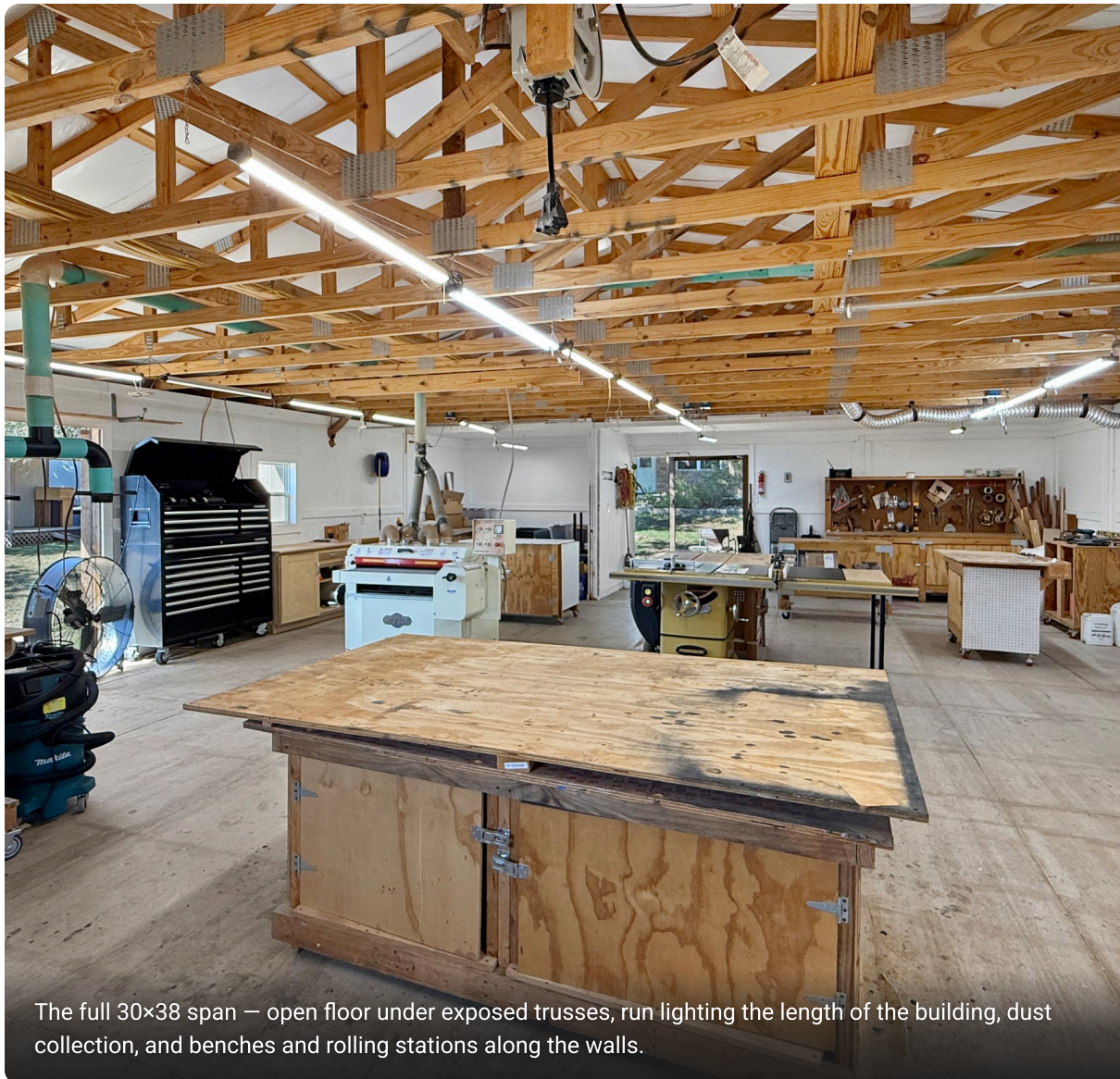


Covered parking on concrete under a tall metal roof, with doors into the storage room behind.

Showings are by appointment only and the listing agent must accompany. There is a lockbox and a sign on the property. Photographs were made in May 2026; some listing photographs have been retouched.

The workshop

30×38 DETACHED · TWO POWERED SHEDS · RV STORAGE



The full 30×38 span — open floor under exposed trusses, run lighting the length of the building, dust collection, and benches and rolling stations along the walls.

What's on the property

Workshop — 30×38

Detached, powered and lit, with dedicated work areas and storage. The MLS lists it as a main-level building.

Shed — 12×16

Powered. Listed on the MLS as Shed 1.

Shed — 10×20

Powered. Listed on the MLS as Shed 2.

Carport — 2 car

Attached, with RV storage. Covered parking on concrete with a storage room behind.

Two attached storage rooms

Off the house itself, in addition to the sheds.

Building dimensions are as listed on the MLS record and are approximate. Tools, machinery, benches, vehicles and other personal property in these photographs belong to the seller and do not convey. A buyer should verify what conveys in writing before closing.

Location & boundary

KERRVILLE, TX 78028 · KERR COUNTY

1406 Harper Rd, Kerrville, TX, 78028
Texas, AC +/-



The parcel fronting Harper Rd (RM 783), with the house, the workshop and the sheds marked. Boundary lines are approximate and for illustration only — not a survey.

Kerrville, TX

~10 minutes

Kerr County · Area 15-Harper Rd North
· not in city limits

To downtown Kerrville

1406 Harper Rd, Kerrville, TX, 78028
Texas, AC +/-



The same parcel with contour lines — the ground rises from roughly 1,780 ft at the road to about 1,860 ft at the back. Boundary lines are approximate — not a survey.

~1 hour

Highway access

To San Antonio

Asphalt road surface · asphalt drive to the house

Topo / land description

Exceptional View, Flood Plain, Gentle Rolling, Partially Wooded, Sloping — the MLS Topo/Land Desc field for this listing, in full.

Flood Plain is noted in the MLS listing data. Buyers should verify flood zone, insurance requirements and elevation independently.

On the maps above. Both images are Land id exports: a drawn outline over an aerial photograph. Boundary lines are approximate and for illustration only — not a survey. Both are attached with this packet. A buyer should order a current survey and verify acreage, boundaries and easements independently. The legal description of record is Aqua Vista Lot 2 (Replat), 2.57 acres.

See it all

THE LISTING PAGE & THE FULL PHOTO SET



Full listing page

Specs, the story, the maps, showing details and this packet, in one place.

brokenarrowgroup.com/listings/1406-harper-rd/



Photo gallery

Every photograph in this deck at full size — the house, the gate, the shop, the buildings.

brokenarrowgroup.com/listings/1406-harper-rd/#photos



Ask us for the rest →

frontdesk@brokenarrowrealtygroup.com



Call or text →

830-383-2026 · David Hughes / Jayden Hughes

On the page

The same snapshot, story and photographs you have here, plus both Land id maps at full size and this PDF to download. Nothing on it sits behind a form or a sign-in — send the link straight to your buyer.

Not on the page

Current offer instructions, the Seller's Disclosure Notice and the OSSF form come straight from the listing agent — they are not posted publicly. Email or call and we will send them the same day.

No video tour

There is no video for this property, and we would rather say so than post old footage. The May 2026 aerials on the listing page are the current record of the place. Ask us and we will walk it with you instead.

Showings are by appointment only and the listing agent must accompany. Call or text 830-383-2026 to set a time.

Disclosures & how to offer

FOR THE BUYER'S AGENT

Documents

-  **Parcel aerial & boundary map.** Attached as **Parcel-Aerial-Boundary-Map.pdf**. Boundary lines are approximate and for illustration only — not a survey.
-  **Topographic map.** Attached as **Topographic-Map.pdf**. Contours over the same aerial — also not a survey.
-  **Seller's Disclosure Notice and the OSSF (septic) form.** Both are on file. **Request the current copies from the listing agent before writing.** The versions in the file predate the roof and AC replacement, so ask for the current ones rather than relying on an older copy.
-  **Offer instructions.** Not attached and not posted — request them from the listing agent, who will send the current version with the offer package.
-  Square footage, acreage, taxes, schools, easements and building dimensions are from the MLS record — buyer to verify independently. **All measurements are approximate.**

How to submit an offer

This applies to buyer's agents only. Unrepresented buyers can contact Broken Arrow Group directly at 830-383-2026.

-  Email offers to **frontdesk@brokenarrowrealtygroup.com**, then call or text **830-383-2026** so we know it landed.
-  **Ask for the current offer instructions first.** They come from the listing agent and set out what has to be attached.
-  **Will sell:** cash, conventional, FHA or VA. **Possession:** at closing. Title: Kerrville Title Co.
-  **Showings:** appointment only, listing agent must accompany. There is a lockbox and a sign on the property.
-  The house is shown furnished. Furniture, tools, machinery, vehicles and personal effects **do not convey**. The appliances listed on page 2 and the owned water softener do.

Let's go take a look.

Appointment only, and one of us meets you there. Call or text and we'll set a time — if you're driving in from out of town, tell us and we'll work around the drive.

David Hughes

TREC #501321

Jayden Hughes

TREC #728099

Broken Arrow Group, eXp Realty

830-383-2026

frontdesk@brokenarrowrealtygroup.com

brokenarrowgroup.com

3302 Junction Hwy, Ste A

Ingram, TX 78025

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

Brokered by eXp Realty, LLC. Each office is independently owned and operated. · 3302 Junction Hwy Ste A, Ingram, TX 78025 · 830-383-2026

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

Information for MLS #R120491A is from the MLS record and believed reliable but not guaranteed. Boundary lines shown are approximate and for illustration only — not a survey. Square footage, acreage, taxes, schools, easements and building dimensions are approximate and should be independently verified by the buyer. Furniture, tools, machinery, vehicles and personal effects do not convey. Some listing photographs have been retouched.