

3447 PANTHER HOLLOW



Enjoy resort-style living on **19.5 ACRES**, 644' of cypress-lined **Medina River**, with awesome **Hill Country Views**. This 3/3 accessible home was designed for indoor/outdoor living. Enjoy the views from both the great room with its soaring ceilings, and the back deck – designed for relaxing and entertaining. This would be a great spot to watch the full eclipse of the sun in 2024. This home is cozy enough for two people but can easily accommodate large gatherings of friends and family. The master suite has a fireplace lovingly crafted from Medina River rock found on the property and features French doors out to the back deck. It's an easy hike from the house to the river. Drop a line, take a dip, or launch your tube. Riverfront and Views – the best of both worlds! Located about 14 minutes from Bandera & 70 minutes to the SA airport. **\$1,350,000.**



Gail Stone Realty

334 Main Street | Bandera, TX | 830.796.4640

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3447 Panther Hollow - Property Features

Location: 3447 Panther Hollow, Bandera TX. About 14 minutes from Bandera, 33 minutes from Kerrville, and 70 minutes from the SA airport.

The Property: 19.59 Acres with 644' of waterfront on the Medina River. The home is 3,555 sq. ft. and has an oversized 3-car garage with a large bonus room above. The 19.59 acres is partially perimeter fenced and has a gated entry. There is a high yard fence around the home for pets and deer-proof gardening.

The Medina Riverfront: 644' of Cypress-lined riverfront. In average rainfall years, there's a nice swimming hole, and shallow rapids. Take a dip, drop a line, or launch your tube or kayak. This area of the Medina River, **between Peaceful Valley Rd. and Ranger Crossing** is favored by kayakers. **It was listed as #9 of the 25 top swimming holes in Texas Monthly.**

The Home: Three bedrooms, three baths - built in 2005. Built with tall ceilings and lots of windows, the home was purposely designed to bring in the light and frame the fabulous Hill Country views. Built for indoor/outdoor living, the back deck extends the length of the home, perfect for relaxing, star gazing or entertaining. This would be a great location to watch the full eclipse of the sun in 2024. At the end of the deck is a gazebo that holds a six-person hot tub. The breezeway area between the garage and home has another outside eating area and a container vegetable garden. The exterior is made of stone and hardi board, it has a standing seam metal roof.

The home is wheelchair accessible, with easy access through the garage and into the home. All but one door is 36" wide. The ceilings are 9' tall throughout the home. The floors are stained concrete throughout the heavy traffic areas, kitchen, and baths. The great room has wood floors, and the bedrooms and hall are carpeted.

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Great Room: 20 x 13' with soaring ceilings and views of the hills. At one end is a cozy area for TV or visiting with family and friends. At the other end is a large custom rock fireplace for warming up on cool nights. It's flanked by glass doors leading to the back deck. The iron work and tools for the rock fireplaces were forged by local artist, Kenneth (Pee Wee) Stroud.

Loft: Above the great room is the loft, featuring dramatic windows that showcase the awesome landscape. Perfect for an office, library, or yoga room.

Kitchen: Built to entertain but can feel cozy enough for two. With two eating areas and breakfast bars, there's enough seating for 18. It's 21 x 18', with custom built oak cabinets, laminate countertops, electric stainless-steel appliances, and stained concrete floors. The dining areas have bay windows bringing in lots of light.

Primary suite: Light-filled 16 x 18' with cathedral ceilings and glass doors leading to the back deck. There's a custom crafted rock fireplace, built of rocks collected from the river on this property. The primary bath includes dual vanities, a soaking tub, and an accessible walk-in shower. The suite also includes a large walk-in closet.

Bedroom 2: 12 x 15' with reach-in closet. **Bedroom 3:** 10 x 12' with reach-in closet. **Bathroom 2:** Jack & Jill style - between bedrooms 2 & 3.

Laundry Room: Off the breezeway entrance is a 10 x 12' laundry room and storage area. It has lots of storage cabinets, a sink, extra refrigerator, and a brand-new wine fridge, plus room for the washer & dryer.

Bathroom #3: Located in the breezeway hallway between the laundry room and great room. It's a full bath and includes an antique style tub. It's easily accessible for guests.

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Garage: Oversized three-car garage, with plenty of room for a workbench and storage. There's also a full bath for showering off, after a hot afternoon of working and playing outside. Over the garage is a 35' x 12' bonus room. Could be used as a workout room, office, or hobby room.

Well: The well is located near the garage. Drilled in 2005, it has recently been inspected. The inspection report is included in the Sellers Disclosures.

Septic: The septic is located near the gazebo; it has been recently pumped and inspected. The inspection report is included with the Sellers Disclosures.


Utilities: High-speed fiber internet service and electricity is supplied by Bandera Electric Coop.

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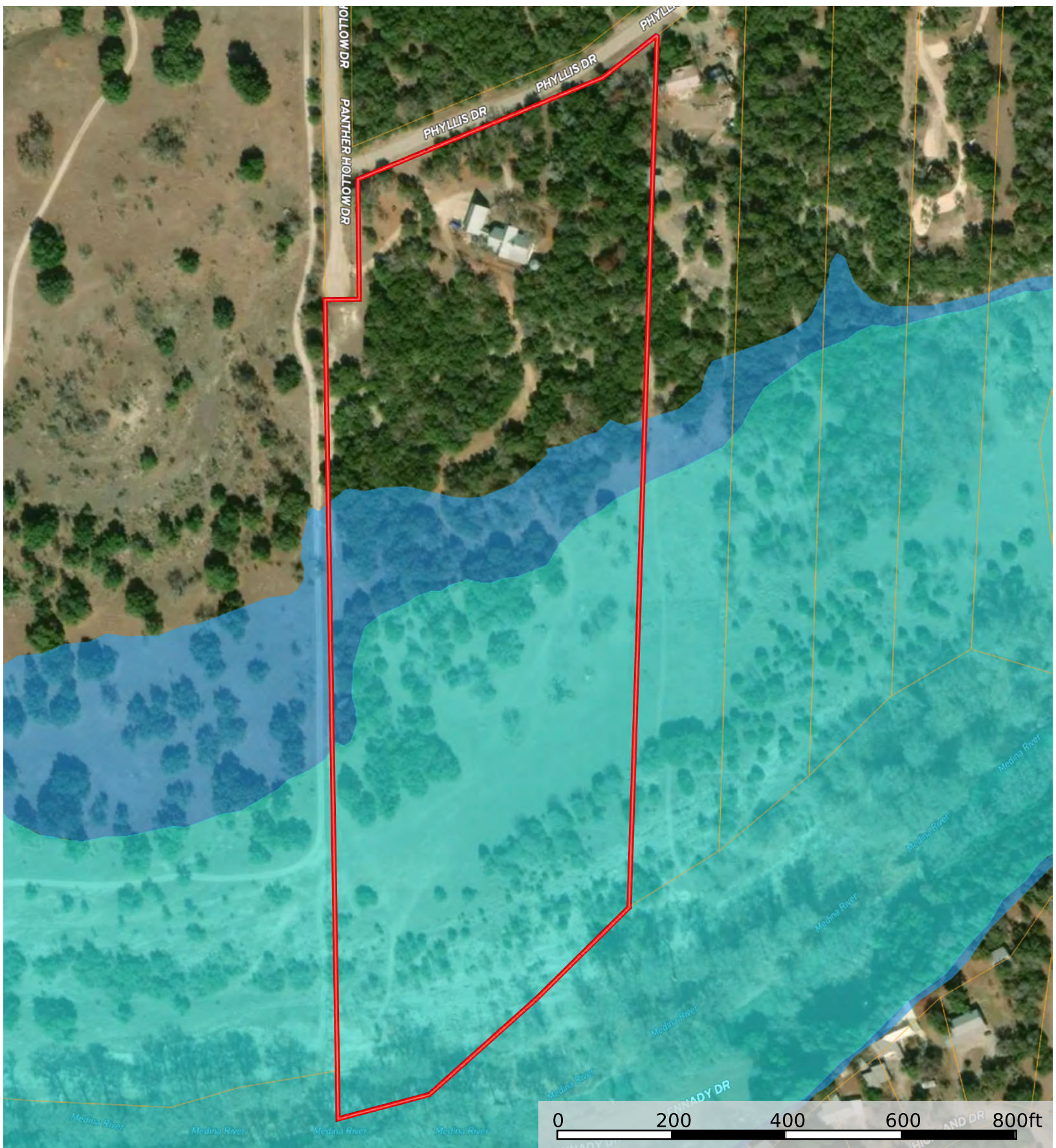
3447 Panther Hollow
Texas, 19.59 AC +/-

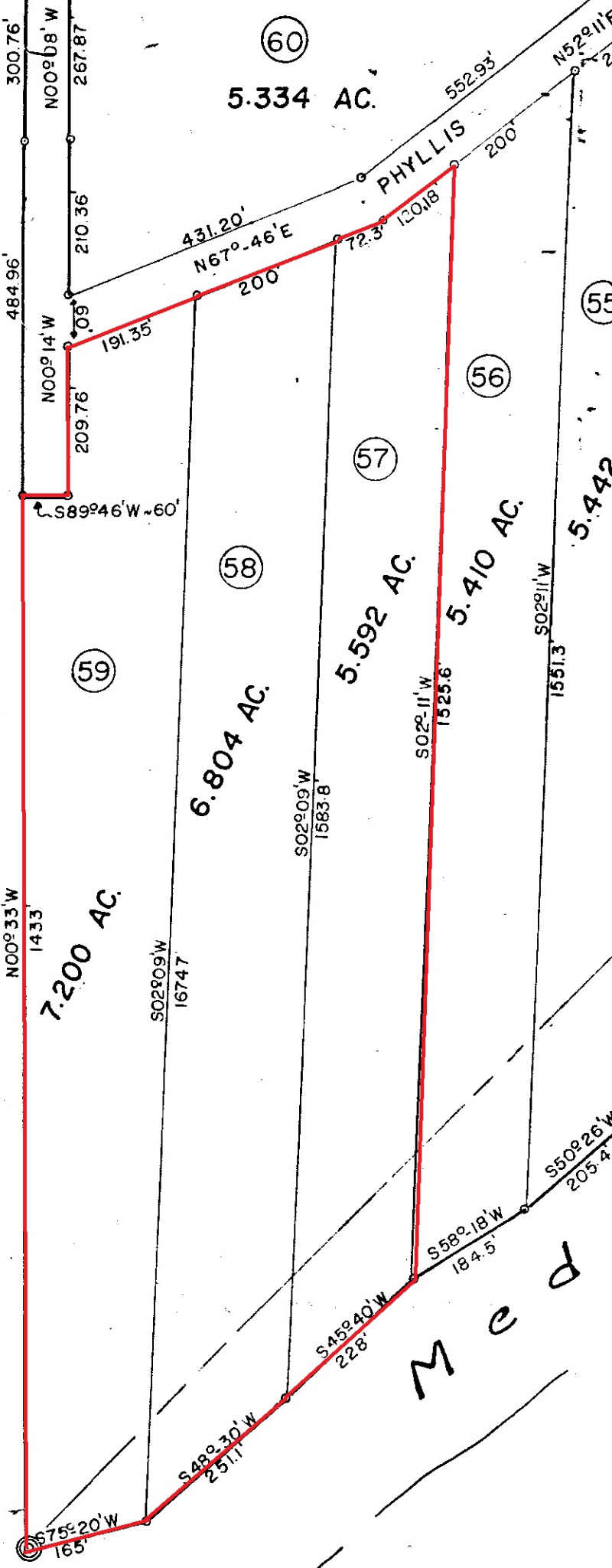


 Boundary

3447 Panther Hollow

Texas, 19.59 AC +/-





5.334 AC.

PHYLLIS

7.200 AC.

6.804 AC.

5.592 AC.

5.410 AC.

5.442

300.76'
N00°08'W
267.87'
484.96'
N00°14'W
209.76'
191.35'

431.20'
N67°-46'E
200'

552.93'
N52°11'W

S89°46'W ~60'

N00°33'W
1433'

S02°09'W
16747'

S02°09'W
1583.8'

S02°11'W
1525.6'

S02°11'W
1551.3'

S48°30'W
2511.1'

S45°40'W
228'

S58°18'W
184.5'

S50°26'W
205.4'

S75°20'W
165'

Med

S.E. cor. of Wm. I. Lewis
Sur. No. 63

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