

For Sale on Market

**\$1,299,500**

Call 7138840322 Today!

## SINGLE FAMILY, 8 BEDS, 8 FULL & 1 HALF BATH(S)

8BD | 8.5BA | Sleeps 32 | 6,200 Sq Ft Rockin'' River Lodge is a premier income-producing property in the Texas Hill Country, located in Mountain Valley Subdivision within walking distance to Frio Valley Ranch Golf Course and House Pasture Cattle Co. This unique retreat features 8 private suites—each with kitchen, living area, and en-suite bath—plus a central lodge ideal for group gatherings. Resort-style amenities include a pool & hot tub, sand volleyball, pickleball, basketball, fire pit, outdoor TVs, and expansive seating areas. Proven ROI of 9–10% with strong year-round performance. Ideal for retreats, reunions, and group rentals.

### GENERAL DESCRIPTION

**Subdivision:** Mountain Valley Subdivision HO

**Property Type:** Single Family

**Bedrooms:** 8

**Baths:** 8 Full & 1 Half

**Stories:** 1

**Garage:** 10

**Year Built:** 2015

**Building Sqft:** 62,400 /

**Lotsize:** 9,731,300

**MLS# / Area:** CCARTX-474741



**Presented By**  
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Century 21 Lucky Money

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**Rockport Living**

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Visit <https://www.har.com/CCARTX-474741> for more information