

\$959,000 - 6641 Rr 1120 A, B, Rio Frio

MLS® #1869998

\$959,000

10 Bedroom, 8.00 Bathroom, 4,788 sqft
Condo/Townhome

N/A, Rio Frio, TX

Opportunity knocks with this rare, income-producing gem just yards from the Frio River. River Run Villas is a four-unit, townhome-style property with individual deeds-giving buyers flexibility for resale, financing, or strategic portfolio structuring. This townhome-style building features four fully furnished 2+bedroom, 2-bath units -each approximately 1,100 sq. ft. With the recent upgrades and strong professional management, every unit is move-in or turn-key rent-ready. Recent upgrades include: Full exterior repaint, brand new balcony railings, new doors with keyless entry systems, new mattresses & exterior furnishings, new linens, new pool pump and vacuum, plus all new kitchen appliances and water heaters in every unit! Guests enjoys access to a large pool, private picnic and BBQ areas, and a shared open-air space ideal for larger group gatherings. There are two covered carports with designated parking for each unit. Positioned within walking distance to the river, this property is tailor-made for consistent rental income and high guest satisfaction. Whether you're scaling your STR portfolio or seeking a family-friendly vacation compound with rental upside, River Run Villas checks every box. The combination of flexible ownership (4 separate deeds), prime location, and recent capital improvements makes this a rare find in the Frio Canyon. Properties like this don't come to market often, secure your stake in one of Texas' favorite vacation destinations.



Built in 1980

Essential Information

MLS® #	1869998
Price	\$959,000
Bedrooms	10
Bathrooms	8.00
Full Baths	8
Square Footage	4,788
Year Built	1980
Type	Condo/Townhome
Sub-Type	Townhome Style
Status	Active

Community Information

Address	6641 Rr 1120 A, B
Area	3100
Subdivision	N/A
City	Rio Frio
County	Real
State	TX
Zip Code	78879

Amenities

Amenities	Pool, Basketball Court
Has Pool	Yes

Interior

Interior Features	One Living Area, High Ceilings, Eat-In Kitchen, Living/Dining Combo, Laundry Main Level, Loft, Open Floor Plan
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range
Heating	Central
Cooling	Two Window, Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Siding
Exterior Features	Deck/Balcony, Bar-B-Que Pit/Grill, Country View, Covered Patio, Pool View, Mature Trees
Roof	Metal
Construction	Pre-Owned

School Information

District	Leakey ISD
Elementary	Leakey
Middle	Leakey
High	Leakey

Additional Information

Date Listed	May 25th, 2025
Days on Market	179
HOA Fees	0.00

Listing Details

Listing Agent	Elizabeth Brunk
Listing Office	Lantana Realty

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