



Blue Dove Inn & Hilltop Cottages

208 Valley View Dr, Kerrville, TX 78028



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Blue Dove Inn & Hilltop Cottages Cottages

\$1,674,900

Blue Dove Inn & Hilltop Cottages presents a rare opportunity to acquire a fully operational Texas Hill Country hospitality retreat situated on approximately 2.4 acres. The property features a beautifully renovated 6-bedroom, 6-bath inn, three fully furnished cottages, and a separate one-bedroom apartment, creating multiple established income streams. Amenities include a swim spa, outdoor gathering spaces, event areas, and scenic Hill Country views. Conveniently located just minutes from downtown Kerrville and Peterson Regional Medical Center, this turnkey investment is ideal for hospitality, corporate housing, retreats, weddings, special events, or continued short-term rental operations. Financial information available to qualified buyers. Shown by appointment only....

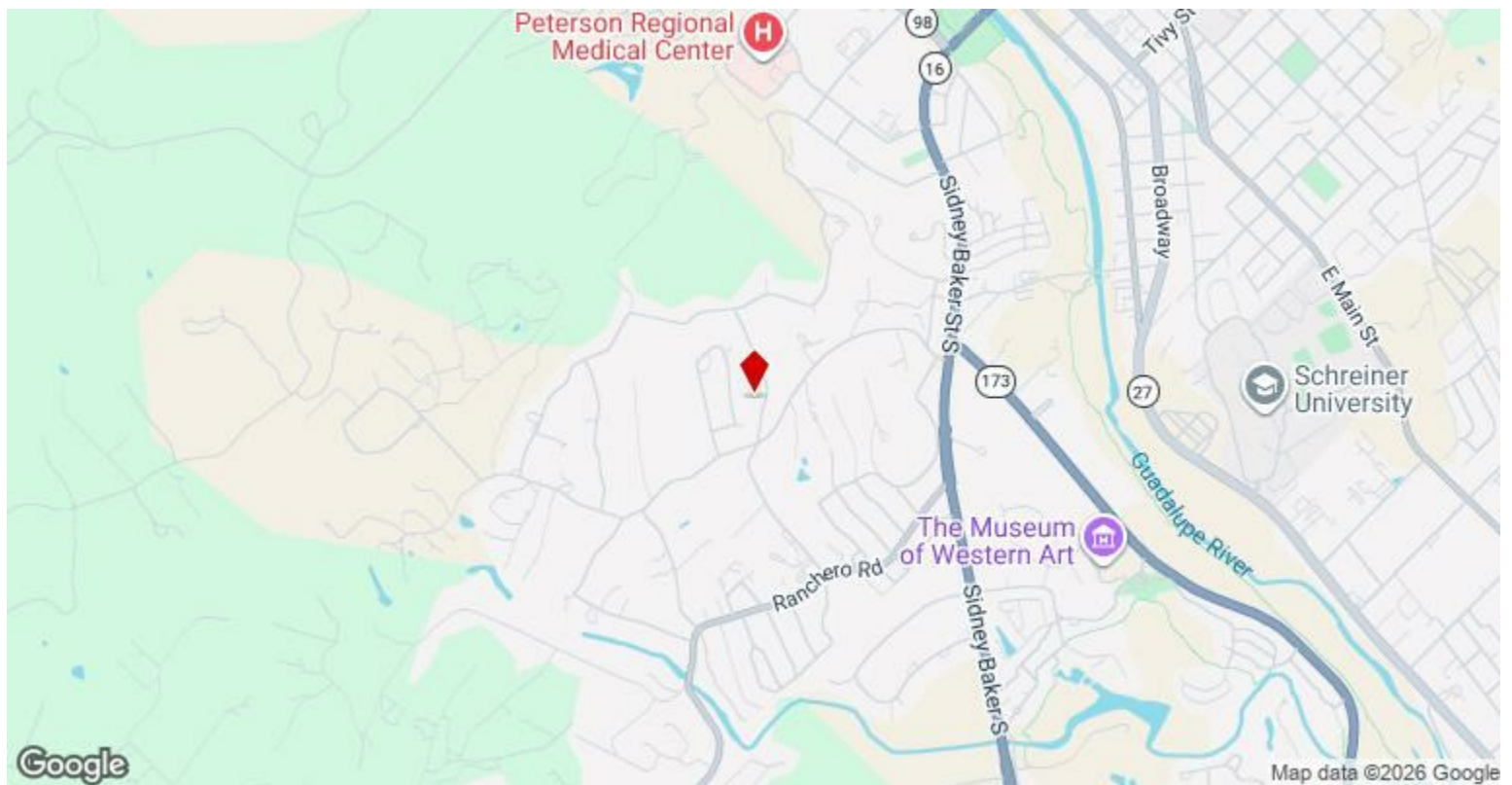
Blue Dove Inn & Hilltop Cottages is a rare opportunity to acquire a fully operational, turn-key hospitality investment in the heart of the Texas Hill Country. Situated on approximately 2.4 acres, the property includes a six-bedroom/six-bath inn, three fully furnished cottages (two 1-bedroom cottages and one 2-bedroom cottage), and a separate 1-bedroom apartment. The property offers multiple established income streams with opportunities for continued short-term rentals, mid-term rentals, corporate housing, retreats, and owner occupancy. Located just minutes from downtown Kerrville, Peterson Regional Medical Center, wineries, parks, and popular Hill Country attractions. Financial information is available to qualified buyers upon request. Shown by appointment only....

- Turn-Key Hospitality Business with Multiple Income Streams
- 6-Bedroom Inn + 3 Furnished Cottages + Separate Apartment
- Approximately 2.4 Acres with Scenic Hill Country Views
- Established Short-Term & Mid-Term Rental Operation
- Swim Spa, Outdoor Gathering Areas & Fire Pit
- Ideal for Weddings, Retreats & Corporate Events



Price:	\$1,674,900
Property Type:	Specialty
Property Subtype:	Lodge/Meeting Hall
Building Class:	C
Sale Type:	Investment
Cap Rate:	8.00%
Lot Size:	2.40 AC
Gross Building Area:	5,099 SF
Sale Conditions:	Business Value Included
No. Stories:	2
Year Built:	1978
Parking Ratio:	4.31/1,000 SF
Zoning Description:	None
APN / Parcel ID:	R24789
Walk Score ®:	30 (Somewhat friendly)





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Property Photos



Property Photos



Property Photos



Property Photos



Suite C Bathroom



Suite E Vanity

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Sunroom with Hill Country Views



Outdoor Lounge & Fire Pit

Property Photos



Property Photos



Covered with Sunset Views



Apartment Bedroom

Property Photos



Apartment bathroom



Apartment Kitchen

Property Photos

