

\$10,490,000 - 289 Lazy Valley Rd, Comfort

MLS® #1632062

\$10,490,000

3 Bedroom, 4.00 Bathroom, 4,659 sqft
Farms and Ranches on 413.85 Acres

N/A, Comfort, TX

One of the finest properties in Comfort with close proximity to Kerrville, Fredericksburg, and Boerne. This 413 acre ranch features three ponds, beautiful hills, nice fields, and two great water wells. Perched on top of a hill, with views for miles, is a stunning modern farmhouse style home surrounded by fifteen foot porches. As you enter the home you will find gorgeous stone walls, vaulted ceilings with white oak wood beams, hand made custom lighting from Mexico, and wide plank mesquite wood floors. There is a fabulous chef's kitchen featuring a Wolf range with double ovens a pot filler, vent hood set in stone, two Sub-Zero refrigerators, freezers, four refrigerator drawers, custom built cabinets by Michael Edwards, a large island with a granite top, and a farmhouse sink. The kitchen is open to the dining room, wet bar, and living room with an amazing fireplace and hill country views through the accordion style glass and metal frame doors. The bar boasts a gorgeous mesquite wood counter with a wine refrigerator and ice maker. The spacious master wing is host to a wonderful office, large bedroom with sitting area and a spa like bath with travertine floors, walk in shower, soaking tub, beautiful vaulted ceilings, a coffee bar and closet with custom built ins. The guest wing features two bedrooms, each with spacious baths and a game room. Outside you will find a four car garage with a lift to floored climate controlled storage and two insulated barns with a breezeway in between, each with thirty foot



hydraulic doors. This is the perfect property for the most discriminating buyer.

Built in 2022

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1632062
List Price	\$10,490,000
Sale Price	\$9,500,000
Sale Date	September 27th, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,659
Acres	413.85
Year Built	2022
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	289 Lazy Valley Rd
Subdivision	N/A
City	Comfort
County	Kerr
State	TX
Zip Code	78013

Amenities

Utilities Cable TV, Electricity, High Speed Internet, Telephone, Water

Exterior

Exterior Features	Additional Structures, Barn, Cross Fenced, Exterior Lighting, Fenced, Garage, House, Security System, Sprinkler System, Tractor Shed
Lot Description	Ag Exempt, Pasture, Wooded
Construction	Frame

School Information

District	Comfort ISD
Elementary	Call District
Middle	Call District
High	Call District