

\$1,799,000 - 231 Majestic Ridge, Comfort

MLS® #1706885

\$1,799,000

4 Bedroom, 5.00 Bathroom, 3,549 sqft
Residential on 4.83 Acres

Reserve at Falling Water, Comfort, TX

Designed in conjunction with French & French Interiors, out of Santa Fe New Mexico. Custom designed for the lot specifically to take in the front and rear hill country views. Dramatic Entry with Steel Glass Doors opens to the spacious family/dining areas with vaulted and beamed ceilings. Personality displayed by many different wallpapers seen throughout. Old Chicago brick, white oak wood floors (No Carpet). Kitchen Showcases black cement tile, custom cabinets, SKS appliance package, Mount Blanc Quartz counters. Custom designed cabinets showcasing a unique china cabinet and coffee bar. The hidden gem is the "dirty kitchen" next to the main kitchen that features a second sink, dishwasher, oven, and refrigerator that makes the perfect spot to prepare for the most intimate dinner party. Master suite with fireplace vaulted and beamed ceilings and private entrance out to the covered patio with outdoor kitchen and fireplace. Master bathroom features "his" and "her" sides connected by a pass through shower, separate toilets, and closets. Great flex space off the master bath that could be an exercise room, home office, hobby room... so many possibilities. Large guest suite with private entrance and patio to the front courtyard. Perfect spot for extended stay guests or a full time in law. Mud room has private entrance to the 2 car garage or the laundry room has a private entrance to the 3rd car garage. Secondary bedrooms are on the opposite side of the home featuring ensuite



baths. The rear secondary bedroom has an entrance onto a private screen porch overlooking the large rear yard with hill country views. The Reserve at Falling Water is Comforts most exclusive gated community and has a community wide agricultural exemption to help save on those property taxes. Great location, less than 20 minutes to Fredericksburg or Kerrville. The Rim at La Cantera is just under 30 minutes. Come see all the charm Comfort has to offer named the Antique Capitol of Texas!

Built in 2023

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1706885
List Price	\$1,799,000
Sale Price	\$1,785,000
Sale Date	April 2nd, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,549
Acres	4.83
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Sold

Community Information

Address	231 Majestic Ridge
Subdivision	Reserve at Falling Water
City	Comfort
County	Kerr
State	TX

Zip Code 78013

Amenities

Amenities Controlled Access

Pool None

Interior

Interior One Living Area, High Ceilings, Island Kitchen, Liv/Din Combo, Laundry Main Level, Open Floor Plan, Study/Library, Walk-In Pantry

Appliances Built-In Oven, Chandelier, Cook Top, Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Gas Cooking, Ice Maker Connection, Microwave Oven, Private Garbage Service, Refrigerator, Self-Cleaning Oven, Smoke Alarm, Washer Connection

Heating 2 Units, Central

Cooling Two Central

Fireplace Yes

of Fireplaces 3

Fireplaces Three+, Heatilator, Living Room, Master Bedroom

of Stories 1

Stories 1

Exterior

Exterior 4 Sides Masonry, Siding

Exterior Features Bar-B-Que Pit/Grill, Covered Patio, Double Pane Windows, Has Gutters, Privacy Fence, Screened Porch, Sprinkler System

Lot Description 2 - 5 Acres, Ag Exempt, Bluff View, Sloping, Wooded

Roof Metal

Construction New

Foundation Slab

School Information

District Comfort ISD

Elementary Comfort

Middle Comfort

High Comfort