

\$2,150,000 - 217 Us-87 N Bus, Comfort

MLS® #1709710

\$2,150,000

3 Bedroom, 3.00 Bathroom, 2,990 sqft
Residential on 17.81 Acres

Lomas Verde, Comfort, TX

Incredible 2022 remodeled ranch home on over 17 ag exempt acres. This 2580 sqft home sits on top of a hill and offers amazing views from all directions. As you enter the home, store front windows along the back overlook the fabulous pool and spa with views of the city of Comfort and beyond. Huge outdoor living area with kitchen that includes fridge, kegerator, grill, and a seating bar and 2 lounge areas. Large family room with vaulted pine ceilings, rock fireplace, custom cabinet built ins. White oak wood floors are found throughout the home. Cooks delight kitchen with center island and GE cafe appliances. Saltillo floors, walk in pantry with freezer space, and large butlers serving area are situated within this space. Open to the kitchen is a den that could serve as another dining area with a full wet bar with ice maker, sink, and wine fridge. This area also has a private entrance out to the outdoor kitchen. Master bedroom has vaulted ceilings with shiplap walls and views from all windows of the property and pond. Master bath features a walk in shower, large closet, coffee bar, and private entrance that leads to an outdoor shower. This split plan offers 2 extra large secondary bedrooms. Spray foam insulation, recent replaced roof, ac, and tankless water heaters all add for additional energy efficiency. Huge barn with 410 sqft of ac office space that could also be converted into guest quarters. 30x50 barn space also has a powder bath and 2nd floor attic area for storage and second



area storage area with washer and dryer. Then off the barn is a 30x19 covered area for an RV with electric and sewer hook up. One of the best things about this property is that it is set up for the agricultural animals and offers a livestock shelter, low and high fenced sections of the property, and a large pond with dock if one chooses to keep the exemption. Amazing location to San Antonio (25 minutes) Kerrville (15 minutes) Fredericksburg (20 minutes) or just 5 minutes to the town of Comfort. Truly one of a kind Property.

Built in 1995

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1709710
List Price	\$2,150,000
Sale Price	\$1,850,000
Sale Date	October 6th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,990
Acres	17.81
Year Built	1995
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Traditional
Status	Sold

Community Information

Address	217 Us-87 N Bus
Subdivision	Lomas Verde
City	Comfort
County	Kendall
State	TX

Zip Code 78013

Amenities

Amenities None
Has Pool Yes
Pool In Ground Pool

Interior

Interior Two Living Area, All Bedrooms Downstairs, High Ceilings, High Speed Internet, Island Kitchen, Liv/Din Combo, Laundry Main Level, Pull Down Storage, Shop, Walk in Closets, Walk-In Pantry

Appliances Chandelier, City Garbage service, Ceiling Fans, Custom Cabinets, Disposal, Down Draft, Dishwasher, Garage Door Opener, Gas Cooking, Gas Water Heater, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Propane Water Heater, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Stacked Washer/Dryer, Wet Bar

Heating Central
Cooling One Central
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, One
of Stories 1
Stories 1

Exterior

Exterior 4 Sides Masonry, Brick, Cement Fiber, Metal Structure

Lot Description Bluff View, City View, County View, Horses Allowed, Level, Mature Trees (ext feat), Pond /Stock Tank, Secluded, Sloping, Wooded, Xeriscaped

Roof Metal
Construction Pre-Owned
Foundation Slab

School Information

District Comfort ISD
Elementary Comfort
Middle Comfort
High Comfort