

# \$2,300,000 - 2954 Fm 775, La Vernia

MLS® #1729876

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## \$2,300,000

5 Bedroom, 4.00 Bathroom, 4,021 sqft  
Residential on 37.47 Acres

OUT/WILSON CO, La Vernia, TX

This one of kind property boast 37 acres on the edge of the bustling community of LaVernia. Prime FM 775 Frontage. The drive leading to the home is lined with pine trees and over views large picturesque stock tank filled with bass for the fishing enthusiast.

Following the circle drive up to the Upscale Rock home, featuring 5 Bedrooms, 3.5 Baths, A Flex Room, and an office with built in desk and bookshelves for your personal library, Large Game room/Media or Craft Room Upstairs features a built-in Murphy bed. The interior is spacious, wide halls, big open area for Entertaining, Plantation Shutters throughout, Cooks dream island kitchen, Gas Thermador 5 burner cooktop, custom cabinets galore with pull out drawers, mixer stand, spice pull outs, and corner pantry all overlooking the wide open living space. Breakfast nook is a built in booth. Separate Dining Area with many windows. Living Room features Gas Rock Fire Place. The home features vast covered outdoor living space; from swinging on the Large front porch and dinners out back on the covered patio. Out back is a Huge Shop 60x48x12', 2 rollup doors, setup with a bathroom and kitchenette, great setup for the car enthusiasts. Property has so much too offer, Solar panels, Firepit, 3 Water wells (2 feed the pond one is solar, and the other is for the outdoor landscaping). Green House. Sprinkler System. Lush Landscaping. Gutters. Metal Roof. Ag Exemption, Improved grasses for hay production. This place has so much to



offer being the Estate you've been looking for,  
or a great investment for future commercial/  
residential development.

Built in 2013

### **Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1729876
List Price	\$2,300,000
Sale Price	\$2,100,000
Sale Date	June 21st, 2024
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,021
Acres	37.47
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Ranch, Texas Hill Country
Status	Sold

### **Community Information**

Address	2954 Fm 775
Subdivision	OUT/WILSON CO
City	La Vernia
County	Wilson
State	TX
Zip Code	78121-4784

### **Amenities**

Amenities	None
Parking	Two Car Garage, Attached, Oversized, Side Entry
Pool	None

### **Interior**

Interior	One Living Area, Two Eating Areas, Attic - Partially Floored, Attic - Pull
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Down Stairs, Breakfast Bar, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Liv/Din Combo, Laundry Main Level, Laundry Room, Open Floor Plan, Pull Down Storage, Secondary Bedroom Down, Separate Dining Room, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry

Appliances Built-In Oven, Cook Top, Ceiling Fans, Central Vacuum, Custom Cabinets, Double Ovens, Dryer Connection, Dishwasher, Garage Door Opener, Gas Cooking, Gas Water Heater, Microwave Oven, Plumb for Water Softener, Pre-Wired for Security, Refrigerator, Solid Counter Tops, 2+ Water Heater Units, Washer Connection

Heating 3+ Units, Central

Cooling Three+ Central

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Gas Logs Included, Living Room, One

# of Stories 2

Stories 2

### **Exterior**

Exterior 4 Sides Masonry, Stone/Rock

Exterior Features Covered Patio, Double Pane Windows, Has Gutters, Patio Slab, Ranch Fence, Sprinkler System, Mature Trees, Workshop

Lot Description 15 Acres Plus, Ag Exempt, County Vlew, Horses Allowed, Mature Trees (ext feat)

Roof Metal

Construction Pre-Owned

Foundation Slab

### **School Information**

District La Vernia ISD.

Elementary La Vernia

Middle La Vernia

High La Vernia