

\$1,550,000 - 245 Joshua Ranch Dr., Comfort

MLS® #1782582

\$1,550,000

4 Bedroom, 6.00 Bathroom, 4,587 sqft
Residential on 6.89 Acres

THE RANCHES AT JOSHUA CROSSING, Comfort, TX

This spectacular Hill Top Oasis offers simply the best of Hill Country living...easy living one story floorplan w/spacious room sizes; panoramic views and amenities galore. Work from home or homeschool? No problem w/dual offices & high speed fiber internet! Entertaining is fun w/the open floorplan, chef-ready kitchen (KitchenAid Gas Cooktop, Double Ovens, Refrigerator) and huge pantry. A butler's pantry + bar area offer wine & beverage coolers. The Owner's Suite is restful w/Fireplace, views and spa-worthy bath w/heated floors. An In-law suite features kitchenette, TV, private access and is connected to the home. The other bedrooms are spacious & feature ensuite baths. An expansive covered patio is open to the views and has outdoor grill station w/beverage cooler & sink. The refreshing saltwater pool offers beach entry, spa tub and breezy views. This property is a dream for woodworkers and/or car lovers w/an oversized garage w/connecting workshop w/overhead door and built-ins + detached oversized 2 car garage w/adjoining smaller garage perfect for ATV or lawn equipment. These owners have thought of everything...a versatile Pet Parlor w/separate washer+dryer has access to pet yard-perfect for dogs or chickens! (could double as 2nd laundry/mudroom), built-in Gun Safe, lightning rod protection, propane generator and extra 12' x 20' Storage building! Live the Texas Hill Country lifestyle!



Built in 2018

Essential Information

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|----------------|-------------------------------|
| ListingFeed | sabor_vow_sold |
| MLS® # | 1782582 |
| List Price | \$1,550,000 |
| Sale Price | \$1,500,000 |
| Sale Date | July 9th, 2024 |
| Bedrooms | 4 |
| Bathrooms | 6.00 |
| Full Baths | 4 |
| Half Baths | 2 |
| Square Footage | 4,587 |
| Acres | 6.89 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Single Family Detached |
| Style | One Story, Texas Hill Country |
| Status | Sold |

Community Information

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|-------------|--------------------------------|
| Address | 245 Joshua Ranch Dr. |
| Subdivision | THE RANCHES AT JOSHUA CROSSING |
| City | Comfort |
| County | Kendall |
| State | TX |
| Zip Code | 78013 |

Amenities

| | |
|-----------|--|
| Amenities | Controlled Access |
| Parking | Attached, Side Entry, Oversized, Detached, Golf Cart |
| Has Pool | Yes |
| Pool | In Ground Pool, AdjoiningPool/Spa, Pool is Heated |

Interior

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|----------|--|
| Interior | One Living Area, Liv/Din Combo, Separate Dining Room, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Media Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs, Shop |
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| Appliances | Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Gas Grill, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Double Ovens, Custom Cabinets, Private Garbage Service, Propane Water Heater |
| Heating | Central |
| Cooling | Two Central |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Living Room, Three+, Gas, Gas Logs Included, Mock Fireplace, Master Bedroom, Other, Prefab |
| # of Stories | 1 |
| Stories | 1 |

Exterior

| | |
|-------------------|---|
| Exterior | 4 Sides Masonry, Stone/Rock, Stucco |
| Exterior Features | Patio Slab, Covered Patio, Gas Grill, Wrought Iron Fence, Double Pane Windows, Storage Building/Shed, Has Gutters, Special Yard Lighting, Mature Trees, Dog Run Kennel, Workshop, Other - See Remarks, Partial Sprinkler System |
| Lot Description | Level, 5 - 14 Acres, Bluff View, County View, Partially Wooded, Sloping, Xeriscaped |
| Roof | Metal |
| Construction | Pre-Owned |
| Foundation | Slab |

School Information

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|------------|-------------|
| District | Comfort ISD |
| Elementary | Comfort |
| Middle | Comfort |
| High | Comfort |