

\$1,395,000 - 3255 Fm 539, La Vernia

MLS® #6911207

\$1,395,000

4 Bedroom, 4.00 Bathroom, 3,183 sqft
Farms and Ranches on 43.60 Acres

NONE, La Vernia, TX

Do you want to own A TEXAS RANCH in the sought after La Vernia ISD? Just a short drive East of San Antonio & South West of Austin. This 43.6 +/- Acre, AG Exempt ranch is now available for your view. Per GCAD home is 3183 SF, Texas Ranch Style Rock/Stucco Custom Home was built in 2015 has Open floorplan, Large Open Kitchen w/custom cabinets & granite countertops, massive island, has 2 Walk in pantries, double oven & Dbl. microwave, 3 or 4 bedrooms as needed (Media Room has Closet and could be used as a 4th bedroom). Primary suite has Lrg. bath with oversized walk in shower, Lrg. WI Closet, double vanity, private entrance to back patio, 2nd bedroom is split w/private ensuite, Lrg. Mud/Laundry room with entrance off driveway. Separate Office, Builtin Curio Cabinets, Foam Insulated for high energy efficiency. Oversized Covered front porch & back Patio with outdoor Kitchen, Rock Wood Burning Fire Place, In-Ground Pool, Lrg Metal Shop with front & rear carport. Property is fenced & cross fenced, electric gate. Has tank/pond, creek is located within the FEMA 100 yr flood plain. Abundance of wildlife, hunting allowed. Some Longhorn Cattle are Negotiable with purchase so easy transition for the AG exemption. The Mineral rights owned are negotiable with acceptable offer. SEE Features List in Associated Docs for a full list of upgrades.

Built in 2015



Essential Information

ListingFeed	abor_vow
MLS® #	6911207
List Price	\$1,395,000
Sale Price	\$1,287,500
Sale Date	August 2nd, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,183
Acres	43.60
Year Built	2015
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3255 Fm 539
Subdivision	NONE
City	La Vernia
County	Guadalupe
State	TX
Zip Code	78121

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Water Connected
Features	None
Parking	Concrete, Covered, Detached Carport, Driveway, Detached, Electric Gate, Garage, Gated, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Pond, Pasture, Rural
Waterfront	Seasonal
Has Pool	Yes

Interior

Appliances	Built-In Electric Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator
------------	---

Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Outside, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Fire Pit
Lot Description	Agricultural, Cleared, Farm, Gentle Sloping, Many Trees, Trees Large Size
Roof	Composition

School Information

District	La Vernia ISD
Elementary	La Vernia
Middle	La Vernia
High	La Vernia