

\$999,000 - 121-b Bartel Rd, Comfort

MLS® #1737756

\$999,000

4 Bedroom, 3.00 Bathroom, 2,367 sqft

Residential on 40.60 Acres

n/a, Comfort, TX

Welcome to this premier property nestled in the heart of Comfort, Texas. This exquisite home offers a rare opportunity to own 40 acres of picturesque rolling hills, making it a true sanctuary for those seeking tranquility and natural beauty. With its spacious interiors, expansive outdoor space, and prime location, this property is a dream come true for those looking for a unique blend of comfort and rural living. As you step inside, you are greeted by a spacious kitchen that is sure to delight any culinary enthusiast. The kitchen features ample counter space, modern appliances, and a layout that seamlessly integrates functionality and style. Whether you're preparing a casual meal for yourself or hosting a grand gathering, this kitchen is equipped to meet your every need. Adjacent to the kitchen, the home boasts a large gathering room that offers a warm and inviting atmosphere. Perfect for entertaining guests or simply unwinding after a long day, this space is designed to accommodate various seating arrangements, making it a versatile area for relaxation and socializing. One of the focal points of the home is the custom fireplace, adding a touch of charm and warmth to the living space. Moving outdoors, the property offers an array of exceptional features that are sure to captivate nature and outdoor enthusiasts. With 40 acres of land at your disposal, the property is a rare find, offering ample space for exploration and enjoyment. The rolling hills provide a scenic backdrop, creating a sense of serenity and



seclusion. The land is fenced and cross-fenced, offering both security and functionality for various agricultural pursuits. This presents a great opportunity for hunters and those interested in agricultural activities, allowing for a range of potential uses that cater to different interests and hobbies. Adding to the allure of the property are the multiple tanks, which include both seasonal and filled options. These water features not only enhance the aesthetic appeal of the land but also provide practical benefits for livestock, wildlife, and recreational activities. For those seeking additional accommodation options or a space for guests, the bunkhouse, detached from the main house, offers a charming and convenient solution. Its proximity to the main house ensures easy access while providing a secluded retreat for visitors or extended family members. In terms of location, the property offers the perfect balance of rural seclusion and accessibility to nearby amenities. Situated just 20 minutes from both Boerne or Kerrville, and a mere 30 minutes from downtown Fredericksburg, residents can enjoy the convenience of nearby urban centers while relishing the tranquility of their rural retreat. Moreover, the property's agricultural exemption adds an extra layer of appeal, offering potential tax benefits for those interested in agricultural or ranching activities. In conclusion, this property in Comfort, Texas, presents a rare opportunity to own a slice of paradise. With its spacious interiors, expansive outdoor space, and prime location, it is a testament to the beauty and allure of rural living. Whether you're seeking a peaceful retreat, a place to indulge in outdoor activities, or a canvas for agricultural pursuits, this property offers endless possibilities for a fulfilling and enriching lifestyle. Don't miss the chance to make this extraordinary property your own. Currently under agricultural exemption. Please verify all tax data.

Built in 2001

Essential Information

MLS® #	1737756
Price	\$999,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,367
Acres	40.60
Year Built	2001
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active Option

Community Information

Address	121-b Bartel Rd
Area	3100
Subdivision	n/a
City	Comfort
County	Kerr
State	TX
Zip Code	78013

Amenities

Amenities	None
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Island Kitchen, Shop, Separate Dining Room, Utility Room Inside
Appliances	Ceiling Fans
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, One

# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Date Listed	December 6th, 2023
Days on Market	692
HOA Fees	0.00

Listing Details

Listing Agent	Alexander Mainini
Listing Office	Compass RE Texas, LLC.

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