

\$1,400,000 - 1385 Hwy 97 E, Floresville

MLS® #1802131

\$1,400,000

4 Bedroom, 4.00 Bathroom, 3,540 sqft

Farm Ranch on 40.31 Acres

N/A, Floresville, TX

This exquisite property, nestled on 40 acres of serene landscape, features a stunning open-concept home designed for both luxury and practicality. The expansive living space is highlighted by a cathedral ceiling, seamlessly integrating the living, dining, and kitchen areas. The living room is a cozy focal point, centered around a charming wood-burning fireplace. The dining area, situated between the living room and kitchen, makes entertaining effortless. The kitchen is a culinary dream, boasting beautiful soft-close cabinets and drawers, solid countertops, a tiled backsplash, and a spacious 9x5 island with additional cabinetry and a sink. Wide windows above the secondary sink provide delightful natural light. The kitchen is further enhanced with a pot filler above the stove, extensive upper cabinetry offering ample storage, and double ovens for the home chef. Adjacent to the kitchen is a butler's pantry, equipped with built-in cabinets, shelves, and a water line for an extra refrigerator or icemaker. Through the mudroom, you'll find the garage and a well-appointed laundry room with a sink and closet. On one side of the house, there are two bedrooms sharing a Jack and Jill bathroom, a half bath, and a guest room with its own ensuite. All bedrooms are equipped with walk-in closets. The primary suite, located on the opposite side of the house, features a bonus space accessible through barn doors, perfect for an office or sitting room with direct access to the back patio. The primary ensuite



includes two walk-in closets, a luxurious garden tub, a walk-in shower, and a double vanity. The back patio is an inviting space for relaxation or entertainment, while the attached, oversized garage is insulated, finished, and includes a 14x8.5 storage room. Outside, a 2000 sqft metal shop building stands ready to meet a variety of needs. This versatile structure is fully insulated, with two large and one small roll-up doors, three large fans, LED lighting and system. Other features of home include: 10' ceilings, 2 gas tankless water heaters, 2 HVACs (one dedicated to Primary Suite), metal roof, outlets in eaves, gutters, Generac Generator, water well for water grass, wall outlets for TVs, wall blocking behind TV locations and TP holders, insulation around all bathrooms. Heritage Live Oak in the backyard for your peaceful enjoyment. This property is a harmonious blend of elegance, comfort, and functionality, offering an idyllic retreat for its new owners.

Built in 2022

Essential Information

MLS® #	1802131
Price	\$1,400,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,540
Acres	40.31
Year Built	2022
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	1385 Hwy 97 E
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Area	2800
Subdivision	N/A
City	Floresville
County	Wilson
State	TX
Zip Code	78114-3208

Amenities

Utilities	Electricity, Water
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Exterior

Exterior Features	Additional Structures, Fenced, Garage, House, Workshop
Lot Description	Cleared, Secluded, Mature Trees (ext feat), Partially Wooded, Wooded
Construction	Frame, Brick/Stone

School Information

District	Floresville Isd
Middle	Floresville
High	Floresville

Additional Information

Days on Market	440
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Listing Details

Listing Agent	Karen Gulick
Listing Office	South Texas Realty, LLC

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