

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

MLS® #1804263

\$1,400,000

4 Bedroom, 4.00 Bathroom, 3,540 sqft

Residential on 40.31 Acres

NA, 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® #	1804263
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	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Active

Community Information

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

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Two Eating Areas, Breakfast Bar, High Ceilings, Island Kitchen, Laundry Lower Level, Laundry Main Level, Laundry Room, Open Floor Plan, Shop, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Cook Top, Ceiling Fans, Custom Cabinets, Double Ovens, Dryer Connection, Dishwasher, Electric Water Heater, Solid Counter Tops, Smooth Cooktop, Wood Stove, Washer Connection
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, One, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Covered Patio, Has Gutters, Patio Slab, Storage Building/Shed, Mature Trees, Wire Fence, Workshop
Lot Description	15 Acres Plus, County Vlew, Gently Rolling, Horses Allowed, Mature Trees (ext feat), Partially Wooded, Secluded
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Floresville Isd
Elementary	Floresville
Middle	Floresville
High	Floresville

Additional Information

Date Listed	August 27th, 2024
Days on Market	429
HOA Fees	0.00

Listing Details

Listing Agent	Karen Gulick
Listing Office	South Texas Realty, LLC

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