

\$697,500 - 30531 Setterfeld Circle, Fair Oaks Ranch

MLS® #1805985

\$697,500

4 Bedroom, 4.00 Bathroom, 3,626 sqft

Residential on 0.41 Acres

SETTERFELD ESTATES 1, Fair Oaks Ranch, TX

Eligible for VA Assumable loan for qualified VA buyers 2.5 interest rate with current lender***Discover a rare opportunity to own a stunning residence in the highly sought-after Setterfeld Estates, this gated community is nestled within the beautiful Fair Oaks Ranch. This exquisite two-story home sits on a generous half-acre lot and combines elegance with functionality across an expansive 3,626 square feet. As you arrive, the captivating curb appeal draws you in, setting the tone for the remarkable features that await inside. Step into the bright and airy living space, where sliding doors lead to an extraordinary covered patio. Here, you'll find a smart deck, an inviting pool with a mesmerizing water feature and exhilarating slide-perfect for relaxation and entertainment. This home offers 4 spacious bedrooms, 3 full baths, and 1 half bath, providing ample space for family and guests. The versatile floor plan includes a formal dining room, a sophisticated living area or study, and additional flexible space on the lower level. The dramatic entryway impresses with a graceful curved staircase, soaring ceilings, a charming fireplace, and elegant tile flooring throughout the downstairs area. The gourmet kitchen is a chef's delight, featuring granite countertops, rich dark cabinetry, a designer backsplash, and built-in appliances. The luxurious primary suite is a tranquil retreat with a custom shower, separate tub, and elegant double vanities in the master bath.



Upstairs, the oversized secondary bedrooms, including one with a full bath, offer comfort and privacy. The game room and media room provide endless possibilities for entertainment, complete with a walk-out balcony to enjoy breathtaking views and enchanting evening sunsets. Parking is a breeze with a side-entry three-car garage and an extended driveway. Plus, this home's prime location puts you just minutes away from premier shopping, dining, and entertainment at La Cantera, The Rim, and the thrills of Fiesta Texas. Don't miss the chance to experience luxury living at its finest-schedule a showing today and make this dream home your reality!

Built in 2017

Essential Information

MLS® #	1805985
Price	\$697,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,626
Acres	0.41
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active Option

Community Information

Address	30531 Setterfeld Circle
Area	2601
Subdivision	SETTERFELD ESTATES 1
City	Fair Oaks Ranch
County	Comal
State	TX

Zip Code 78015

Amenities

Amenities Controlled Access
Has Pool Yes
Pool In Ground Pool, Other

Interior

Interior Two Living Area, Separate Dining Room, Island Kitchen, Walk-In Pantry, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Media Room, Telephone
Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Security System (Owned), Electric Water Heater, City Garbage service, Water Softener (owned)
Heating Central
Cooling Two Central
Fireplace Yes
of Fireplaces 1
Fireplaces One, Living Room
of Stories 2.0
Stories 2

Exterior

Exterior Stone/Rock, Stucco
Exterior Features Covered Patio, Bar-B-Que Pit/Grill, Deck/Balcony, Privacy Fence, Sprinkler System
Lot Description 1/4 - 1/2 Acre
Roof Composition
Construction Pre-Owned
Foundation Slab

School Information

District Comal
Middle Spring Branch
High Smithson Valley

Additional Information

Date Listed September 3rd, 2024

Days on Market	364
HOA Fees	140.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Lisa Marie Guzman
Listing Office	eXp Realty

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