

# \$675,000 - 822 Mountain Valley, ConCan

MLS® #1808046

## \$675,000

5 Bedroom, 5.00 Bathroom, 2,483 sqft  
Residential on 0.65 Acres

Concan Country Club, ConCan, TX

Located in the prestigious gated community of Mountain Valley Country Club, just 1.5 miles from the majestic Frio River, this stunning, newly built, custom home offers the perfect blend of luxury & relaxation. Featuring 5 bedrooms & 5 baths, including a separate casita, each bedroom boasts an ensuite bathroom for ultimate privacy & comfort. The open-concept living space is adorned with custom fixtures, high-end finishes, quartz countertops in both the kitchen & bathrooms, & a neutral palette that creates an inviting atmosphere. The home is situated on the golf course, offering beautiful views & a serene environment. Whether you're looking for a family getaway or a prime rental property with an unbeatable location near the Frio River, this home is an excellent investment. Enjoy a bite to eat at House Pasture Restaurant, Neal's Cafe or Hippie Chic's or dance the night away with live music at House Pasture & Joe Jimmy's. Don't miss the chance to own a piece of paradise in Concan, TX!



Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 1808046   |
| Price      | \$675,000 |
| Bedrooms   | 5         |
| Bathrooms  | 5.00      |
| Full Baths | 5         |

|                |                               |
|----------------|-------------------------------|
| Square Footage | 2,483                         |
| Acres          | 0.65                          |
| Year Built     | 2023                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Detached        |
| Style          | One Story, Texas Hill Country |
| Status         | Active                        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 822 Mountain Valley |
| Area        | 3200                |
| Subdivision | Concan Country Club |
| City        | ConCan              |
| County      | Uvalde              |
| State       | TX                  |
| Zip Code    | 78838               |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Controlled Access, Golf Course |
| Parking   | Attached                       |
| Pool      | None                           |

### Interior

|              |                                                                                                                                                                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Utility Room Inside, High Ceilings, Open Floor Plan, Laundry Main Level, All Bedrooms Downstairs                                          |
| Appliances   | Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Self-Cleaning Oven, Stove/Range, Refrigerator, Dishwasher, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets |
| Heating      | Central, 1 Unit                                                                                                                                                                                                                                   |
| Cooling      | One Central                                                                                                                                                                                                                                       |
| Fireplaces   | Not Applicable                                                                                                                                                                                                                                    |
| # of Stories | 1.0                                                                                                                                                                                                                                               |
| Stories      | 1                                                                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Stone/Rock, Stucco                                                                   |
| Exterior Features | Covered Patio, Double Pane Windows, Mature Trees, Additional Dwelling, Solar Screens |

|              |       |
|--------------|-------|
| Roof         | Metal |
| Construction | New   |
| Foundation   | Slab  |

### **School Information**

|            |             |
|------------|-------------|
| District   | Sabinal ISD |
| Elementary | Sabinal     |
| Middle     | Sabinal     |
| High       | Sabinal     |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2024 |
| Days on Market | 232                  |
| HOA Fees       | 1000.00              |
| HOA Fees Freq. | Annually             |

### **Listing Details**

|                |               |
|----------------|---------------|
| Listing Agent  | Janna Pohluda |
| Listing Office | JLA Realty    |

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