

\$989,900 - 23 Waring Rd., Comfort

MLS® #1830891

\$989,900

4 Bedroom, 4.00 Bathroom, 2,708 sqft

Residential on 7.04 Acres

N/A, Comfort, TX

Beautiful Custom Texas Hill Country home on 7 gorgeous acres covered in wildlife! Enormous front and back Concrete patios and walkways on both sides of the home with Yard Lighting on all sides! Plentiful wildlife: Axis, Whitetail deer & hogs. Wildlife tax exemption is in place now. The home features a stunning open Living/Dining area with a huge breakfast bar, upgraded porcelain tile floors, quartz countertops, thermidor gas stove/appliances, Kohler bath fixtures & custom blinds throughout. All 4 bedrooms are spacious with private or shared bath arrangements and walk-in closets. One-story floor plan with a very large finished attic that provides the "extra room"! An indoor stairway leads to the foam-insulated attic & HVAC system. Emergency electricity & water are automatically provided by a 2400 kW GENERAC generator & 2500-gallon water tank w/firehose attachment. The system switches on automatically in case of a power outage. RV Hookup with a separate Septic tank You will love the side concrete walkways & whole-house exterior lighting! Create your outdoor kitchen under the Rear Wood Pergola. Schedule a viewing today!

Built in 2022

Essential Information

MLS® #	1830891
Price	\$989,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,708
Acres	7.04
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	Texas Hill Country
Status	Price Change

Community Information

Address	23 Waring Rd.
Area	2507
Subdivision	N/A
City	Comfort
County	Kendall
State	TX
Zip Code	78013

Amenities

Amenities	None
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Shop, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan
Appliances	Electric Water Heater
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1.5
Stories	1.5

Exterior

Exterior	Stone/Rock, Cement Fiber
Exterior Features	Patio Slab, Special Yard L Fence
Lot Description	County Vlew, Horses Allowed Secluded
Roof	Composition
Construction	Pre-Owned
Foundation	Slab



School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Date Listed	December 20th, 2024
Days on Market	268
HOA Fees	0.00

Listing Details

Listing Agent	Vikki Smith
Listing Office	American Star Company, REALTORS

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