

\$1,399,000 - Lot1 Cosper, Comfort

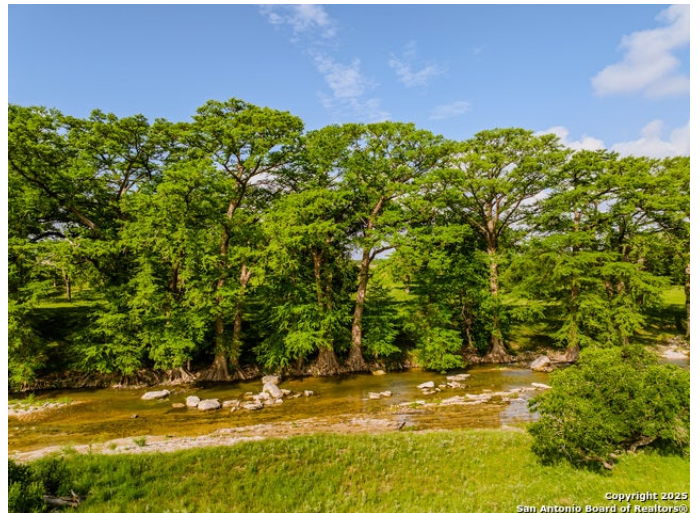
MLS® #1836518

\$1,399,000

Bedroom, Bathroom,
Land on 16.98 Acres

CLEARWATER RANCH, Comfort, TX

Welcome to the pinnacle of Texas Hill Country Living: ClearWater Ranches. This beautiful, brand-new community outside of Comfort, Texas, provides a serene environment for you and your family along the banks of the beautiful Guadalupe River. Enjoy incredible wildlife, including axis deer, whitetail deer, and turkey, as well as fishing up and down the Guadalupe River. Located 40 minutes from downtown San Antonio, 20 minutes to Boerne, and 5 minutes from the historic and charming town of Comfort, Texas, ClearWater Ranches provides the privacy and beauty only the Texas Hill Country can offer while still offering quick and convenient access to modern amenities. ClearWater Ranches isn't just a place to live; it's a community steeped in local culture and festivities. Comfort hosts numerous festivals and activities throughout the year, such as the Comfort Art Festival and the annual Comfort Christmas in the Park, which bring together residents and visitors for celebration and enjoyment. The town's vibrant calendar ensures there's always something exciting to do, fostering a sense of community and belonging. Families will appreciate the excellent education opportunities within the Comfort Independent School District, known for its commitment to academic excellence and student development. Additionally, the area's proximity to renowned wineries, such as Bending Branch Winery and Singing Water Vineyards, and its proximity to the 290 wine corridor, allows residents to indulge in the rich



local wine culture, with easy access to wine tastings and tours. For everyday conveniences, the nearest H-E-B is just under a 20 minute drive away, ensuring that all your essentials are within easy reach. ClearWater Ranches is a haven for wildlife enthusiasts. The area is teeming with diverse species, including axis deer, whitetail deer, and turkey, providing ample opportunities for wildlife observation and hunting. There is great groundwater in the area with local wells producing up to 40 GPM, ensuring a reliable water supply for all your needs. Furthermore, an agricultural exemption is available, offering the benefit of significantly reduced property taxes, making ClearWater Ranches an attractive and cost-effective investment. Lot 11 of ClearWater Ranches provides some of the best acreage in all of Kendall County. With gently sloping hills, beautiful old-growth cypress trees and hardwoods, and 320 +/- linear feet of private Guadalupe River frontage, Lot 11 is the perfect location to plant your roots. With views for miles, crystal-clear river frontage, and great soil, the 16.9 acres offers incredible build sites, with backyard views of the beautiful Guadalupe River Valley. Lot 11 offers an existing water well, underground fiber, and electric to make sure your dream view is unencumbered. Come see what ClearWater Ranches is all about in Comfort on the Guadalupe River!

Essential Information

MLS® #	1836518
Price	\$1,399,000
Acres	16.98
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	Lot1 Cospers
Area	2507
Subdivision	CLEARWATER RANCH
City	Comfort
County	Kendall
State	TX
Zip Code	78013

Amenities

Amenities	Fishing, Hunting, Controlled Access, Stream/River, Water Front Access, Lake/River Park
Utilities	Well Allowed, Electric, Telephone
View	Guadalupe River
Is Waterfront	Yes

Exterior

Lot Description	Undeveloped
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School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Date Listed	May 13th, 2024
Days on Market	519
Zoning	N/A

Listing Details

Listing Agent	Zachary Biermann
Listing Office	Texas Landmen

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