

# \$669,000 - 1223 County Road 319, La Vernia

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MLS® #1841334

**\$669,000**

4 Bedroom, 4.00 Bathroom, 2,676 sqft

Residential on 1.04 Acres

THE ESTATES AT TRIPLE R RANCH, La Vernia, TX

This brand-new home combines luxury, comfort, and functionality, situated on a spacious 1.04-acre lot. Boasting 4 generously-sized bedrooms and 3.5 beautifully designed bathrooms, this residence is perfect for both everyday living and entertaining. The open-concept floor plan features soaring high ceilings, an electric fireplace, and a seamless flow throughout the living spaces, creating a warm and inviting atmosphere. The heart of the home is the chef-inspired kitchen with a 48" gas range, custom cabinetry, a farmhouse sink, and a hidden pantry that offers plenty of storage space. The guest bedroom includes an attached private bathroom, ensuring comfort and convenience for visitors. Bedrooms 2 and 3 share a thoughtfully designed Jack-and-Jill bathroom, ideal for family living. A mud bench area near the garage entry adds a practical touch for busy families. For outdoor enthusiasts and entertainers, the back porch is a true highlight. Equipped with an outdoor gas grill, sink, and a half bath that can be easily accessed from the porch, this space is perfect for hosting guests. Metal roof awnings and a charming metal roof front porch provide both durability and curb appeal.

Built in 2025

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | 1841334                |
| Price          | \$669,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,676                  |
| Acres          | 1.04                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story, Traditional |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1223 County Road 319          |
| Area        | 2800                          |
| Subdivision | THE ESTATES AT TRIPLE R RANCH |
| City        | La Vernia                     |
| County      | Wilson                        |
| State       | TX                            |
| Zip Code    | 78121                         |

### Amenities

|           |                |
|-----------|----------------|
| Amenities | None           |
| Parking   | Two Car Garage |
| Pool      | None           |

### Interior

|            |                                                                                                                                                                                                                                        |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior   | One Living Area, Separate Dining Room, Island Kitchen, Walk-In Pantry, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Laundry Room, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs, Attic - Storage Only      |
| Appliances | Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Custom Cabinets, Gas Grill |
| Heating    | Central, 2 Units                                                                                                                                                                                                                       |
| Cooling    | Two Central                                                                                                                                                                                                                            |

|                 |                                  |
|-----------------|----------------------------------|
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | One, Living Room, Mock Fireplace |
| # of Stories    | 1.0                              |
| Stories         | 1                                |

### Exterior

|                 |                                     |
|-----------------|-------------------------------------|
| Exterior        | 4 Sides Masonry, Stone/Rock, Stucco |
| Lot Description | Level, 1 - 2 Acres                  |
| Roof            | Composition, Metal                  |
| Construction    | New                                 |
| Foundation      | Slab                                |

### School Information

|            |                 |
|------------|-----------------|
| District   | Floresville Isd |
| Elementary | Floresville     |
| Middle     | Floresville     |
| High       | Floresville     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 156                 |
| HOA Fees       | 300.00              |
| HOA Fees Freq. | Annually            |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Agent  | Stacie Sanchez                  |
| Listing Office | 3D Realty & Property Management |

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