

\$895,000 - 105 Valley View Trail, Comfort

MLS® #1845864

\$895,000

2 Bedroom, 2.00 Bathroom, 1,489 sqft
Residential on 12.16 Acres

Comfort, Comfort, TX

The Retreat @ Valley View is situated in the hills above historic Comfort TX and only minutes away from the Fredericksburg Wine Trail, Boerne, Sisterdale & Luckenbach. Offering privacy & seclusion with amazing views and nice usable acreage. the Retreat features 2 recently constructed structures built in 2020 that are the perfect palette to impart your vision of life in the Texas Hill Country. Beautifully designed and appointed, the Retreat offers an expansive "Gathering Room" with wrap-around porches overlooking the miles & miles of drop-dead gorgeous valley views. The Gathering Room features a kitchen w/custom cabinetry, gas range, refrigerator & leathered granite counters plus a built-in banquet w/storage. The views are spectacular. A laundry/utility room provides extra refrigerator & laundry facilities and a bathroom w/shower adjoin the Gathering Room via a covered dogtrot. The Bunkhouse is comprised of 2 spacious Bunkrooms each offering built in bunkbeds (2 plus a queen size bed in one and 4 built-in bunks in the other) and adjoin via a Jack & Jill bath w/shower and trough sink. A full length covered porch offers the same beautiful views as the main room. With no restrictions, this property is perfect for a Family, Corporate or Artist Retreat, a Short Term Rental or Glamping with room to expand.

A functional workshop w/garage door & pedestrian door, Pole barns and Lean-To's provide additional storage or room for expansion. To round out this unique property



high in the TX Hill Country, a 16' high observatory deck is easily accessible and you'll never tire of the "miles & miles of Hill Country Views" and starry nights. Other fun activities in the area include: Golf @ the Buckhorn, the Old No. 9 Railway Tunnel and other hill country jaunts. This is a truly special place to call yours in our beautiful Hill Country

Built in 2020

Essential Information

MLS® #	1845864
Price	\$895,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,489
Acres	12.16
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	105 Valley View Trail
Area	3100
Subdivision	Comfort
City	Comfort
County	Kendall
State	TX
Zip Code	78013

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Laundry Main Level, Laundry Room, Attic - Radiant Barrier Decking, Shop
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Ice Maker Connection, Water Softener (owned), Electric Water Heater, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets
Heating	Central, Heat Pump
Cooling	One Central, Heat Pump, Zoned
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding, Cement Fiber
Exterior Features	Covered Patio, Deck/Balcony, Double Pane Windows, Storage Building/Shed, Gazebo, Has Gutters, Mature Trees, Ranch Fence, Horse Stalls/Barn, Workshop
Lot Description	County Vlew, Partially Wooded, Secluded, Sloping, Level, Xeriscaped, 5 - 14 Acres, Bluff View, Horses Allowed, Pond /Stock Tank, Wooded
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Date Listed	February 28th, 2025
Days on Market	249
HOA Fees	0.00

Listing Details

Listing Agent	Leslie Brown
Listing Office	Phyllis Browning Company

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