

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

MLS® #1846852

\$895,000

2 Bedroom, 2.00 Bathroom, 1,489 sqft
Farm Ranch on 12.16 Acres

N/A, Comfort, TX

The Retreat @ Valley View is situated on 12+ VIEW Acres 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. The 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, 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 hills, a 16' high observatory deck is easily accessible and you'll never tire of the "miles & miles of Texas Hill Country Views" and starry nights. Other fun activities in the area include: Golf @ the Buckhorn, the Old No. 9 Railway Tunnel and other fun hill country jaunts. This is a truly special place to call yours in our beautiful Hill Country.

Built in 2020

Essential Information

MLS® #	1846852
Price	\$895,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,489
Acres	12.16
Year Built	2020
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	105 Valley View Trail
Area	2510
Subdivision	N/A
City	Comfort
County	Kendall
State	TX
Zip Code	78013

Amenities

Utilities	Electricity, Water, Other
View	Guadalupe River

Exterior

Exterior Features	Additional Structures, Fenced, House, Workshop, Barn, Detached
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	Quarters, Horse Stalls, Pool/Deck, Storage Building
Lot Description	Mature Trees (ext feat), Secluded, Wooded
Construction	Frame, Metal

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Days on Market	245
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Listing Details

Listing Agent	Leslie Brown
Listing Office	Phyllis Browning Company

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