

\$619,000 - 108 Medora Branch, Floresville

MLS® #1865975

\$619,000

4 Bedroom, 3.00 Bathroom, 2,957 sqft
Residential on 1.97 Acres

ABREGO LAKE, Floresville, TX

The ultimate find! look at this gorgeous Custom Home on Nearly 2 Acres in Prestigious Abrego Lake! This meticulously maintained home offers over 2950 square feet of thoughtfully designed living space, surrounded by mature live oak trees and a serene Hill Country backdrop. Inside, you'll find rich Brazilian cherry wood flooring, ceramic tile in all wet areas, and an open-concept kitchen featuring granite countertops, custom cabinetry, and a large breakfast bar-perfect for everyday living and entertaining. A dedicated home office provides the ideal space for remote work or study, while the garage has been expertly converted into a massive game room, offering endless possibilities for recreation or additional living space. The primary suite is spacious and private, with ample natural light and tranquil views. Step outside to enjoy a large covered patio with ceiling fans, an extended concrete patio for gatherings, and a private backyard setting with no rear neighbors. A detached two-car garage offers extra parking or workshop potential, plus a small storage shed for tools or hobby gear. You'll also enjoy peaceful views of a seasonal "lake" and abundant wildlife, all within the desirable Abrego Lake community. Just 4 miles from Floresville and a short, convenient commute to San Antonio and nearby military bases-this home offers space, comfort, and privacy in one of the area's most sought-after neighborhoods.



Built in 2006

Essential Information

MLS® #	1865975
Price	\$619,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,957
Acres	1.97
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	108 Medora Branch
Area	2800
Subdivision	ABREGO LAKE
City	Floresville
County	Wilson
State	TX
Zip Code	78114

Amenities

Amenities	Waterfront Access, Park/Playground
Parking	Two Car Garage, Detached
Pool	None

Interior

Interior	Two Living Area, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Converted Garage, High Ceilings, Open Floor Plan
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Dishwasher
Heating	Central
Cooling	Two Central

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

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Double Pane Windows, Mature Trees
Lot Description	County Vlew, 1 - 2 Acres, Mature Trees (ext feat), Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Floresville Isd
Elementary	Floresville
Middle	Floresville
High	Floresville

Additional Information

Date Listed	May 12th, 2025
Days on Market	171
HOA Fees	325.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Robert Fedewa
Listing Office	Real Broker, LLC

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