

\$1,095,000 - 225 Valley View Rd, Comfort

MLS® #1874603

\$1,095,000

4 Bedroom, 4.00 Bathroom, 3,041 sqft
Residential on 31.61 Acres

Lazy Valley Country, Comfort, TX

Welcome to Valley View Ranch, a private Hill Country retreat offering stunning panoramic views and end-of-the-road seclusion. Perched at 1,900', the custom 3,041 square foot home is thoughtfully positioned to capture sweeping southeastern views over the Guadalupe River valley, with morning sunrises on full display. Situated on approximately 31 acres, much of the property rests atop a hill, providing 360-degree views, while also offering access to lower elevations. The landscape is dotted with mature oak trees, and the area is rich with native and exotic wildlife, including whitetail deer, axis, and views of neighboring high-fence ranches populated with unique exotics.

Built in 2010

Essential Information

MLS® #	1874603
Price	\$1,095,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,041
Acres	31.61
Year Built	2010
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Ranch, Texas Hill Country, Log Cabin



Status	Active
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Community Information

Address	225 Valley View Rd
Area	3100
Subdivision	Lazy Valley Country
City	Comfort
County	Kerr
State	TX
Zip Code	78013

Amenities

Amenities	Controlled Access
Parking	None/Not Applicable
Pool	Hot Tub

Interior

Interior	One Living Area, Two Living Area, Loft, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Laundry Upper Level, Laundry Room, Walk in Closets, Attic - Floored
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Cook Top, Built-In Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (Leased), Wet Bar, Smoke Alarm, Electric Water Heater, Plumb for Water Softener, Solid Counter Tops, 2nd Floor Utility Room, 2+ Water Heater Units
Heating	Central, 3+ Units
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Three+, Living Room, Wood Burning, Gas, Gas Logs Included
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Wood
Exterior Features	Patio Slab, Double Pane Windows, Has Gutters, Special Yard Lighting, Mature Trees
Lot Description	County Vlew, Horses Allowed, Ag Exempt, Hunting Permitted, Mature Trees (ext feat), Secluded
Roof	Metal

Construction	Pre-Owned
Foundation	Slab

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Date Listed	June 10th, 2025
Days on Market	147
HOA Fees	300.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Brian Cook
Listing Office	Phyllis Browning Company

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