

# \$749,000 - 323 Shannon Ridge Dr., Floresville

MLS® #1875187

**\$749,000**

5 Bedroom, 3.00 Bathroom, 3,372 sqft

Residential on 2.09 Acres

SHANNON RIDGE, Floresville, TX

\*\*\*\*\*Open House This Saturday 10-18-2025  
From 10am to 1pm!!!!\*\*\*\*\* ASK US ABOUT  
THE GENEROUS SELLER CONCESSIONS  
OR CONTRIBUTIONS FOR THE  
BUYER\*\*\*\*\*HOME SWEET HOME!!! YOU  
HAVE FOUND WHAT YOU ARE LOOKING  
FOR!!! 4 BEDROOM 2.5 BATH HOME WITH  
OVER APPROX. 3300 SQUARE FEET OF  
SINGLE STORY LIVING AND AN  
ADDITIONAL MOTHER IN LAW BEDROOM  
UPSTAIRS IN THE GARAGE PERFECT FOR  
EXTENDED FAMILY OR GUEST!!! THIS  
HOME BOAST GORGEOUS LAMINATE  
WOOD FLOORING THROUGHOUT THE  
HOME WITH CERAMIC TILE IN THE  
KITCHEN AND WET AREAS!! HOME HAS  
GRANITE COUNTER TOPS THROUGHOUT  
INCLUDING KITCHEN AND BATHROOMS!!  
REFRIGERATOR WILL CONVEY ALONG  
SIDE THE CHEF'S DREAM THERMADOR  
GAS STOVE, 6 BURNERS, GRIDDLE AND  
DOUBLE CONVECTION OVEN!! YUM!!  
MASTER BATH HAS A BEAUTIFUL  
SHOWER RECENTLY REMODELED!!! OPEN  
FLOOR CONCEPT PERFECT FOR  
ENTERTAINING WITH A COVERED PATIO  
AND EXTENDED PATIO TO TAKE THE  
ENTERTAINMENT OUTSIDE!!! LOOK FOR  
THE WALK AROUND WALKWAY TO HELP  
YOU GET AROUND THE HOME!!! THIS  
HOME HAS AMPLE SPACE OUTSIDE TO  
ENJOY OUTDOOR ACTIVITIES!! WITH  
MATURE TREES, GAZEBO AND AN ALL  
GORGEOUS BRICK AND IRON FENCE TO



SAFE GUARD YOUR CORNERED 2.09 ACRES!!! \*\*\*PLEASE CHECK OUT THE EXTRA GUEST HOUSE, YOU'RE GONNA LOVE IT!! \*\*\*MEN DON'T FORGET THE MASSIVE METAL SHED WITH CARPORT FOR ALL YOUR TOOLS AND TOYS!!! WITH ALL THE RAIN RECENTLY, REMEMBER THE ADDITIONAL 4 CAR CARPORT TO HELP KEEP THE VEHICLES OUT OF THE SUN OR HAIL!!! LASTLY, THIS HOME COMBINES THE BEST OF BOTH WORLDS OF QUIET OUTDOORS LIVING WITH EASY ACCESS TO THE CITY!!! IF YOU ARE LOOKING FOR PEACEFUL EVENINGS AND SERENITY!! THIS IS IT!!! PLEASE COME SEE IT TODAY!!! IT WILL NOT LAST!!! PLEASE ASK US ABOUT OUR INCENTIVES WITH CLOSING COST ASSISTANCE, SELLER CONCESSIONS OR SELLER CONTRIBUTIONS!!! YOU'RE GONNA LOVE'M!!!

Built in 2001

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1875187                |
| Price          | \$749,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,372                  |
| Acres          | 2.09                   |
| Year Built     | 2001                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story              |
| Status         | Active                 |

### **Community Information**

|         |                       |
|---------|-----------------------|
| Address | 323 Shannon Ridge Dr. |
|---------|-----------------------|

|             |               |
|-------------|---------------|
| Area        | 2800          |
| Subdivision | SHANNON RIDGE |
| City        | Floresville   |
| County      | Wilson        |
| State       | TX            |
| Zip Code    | 78114         |

### **Amenities**

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

### **Interior**

|              |                                                                                                                                                                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | Liv/Din Combo, Two Eating Areas, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, One Living Area, Maid's Quarters, Shop, Telephone |
| Appliances   | Ceiling Fans, Microwave Oven, Stove/Range                                                                                                                                                                                                                                                   |
| Heating      | Central                                                                                                                                                                                                                                                                                     |
| Cooling      | Two Central                                                                                                                                                                                                                                                                                 |
| Fireplaces   | Not Applicable                                                                                                                                                                                                                                                                              |
| # of Stories | 1.0                                                                                                                                                                                                                                                                                         |
| Stories      | 1                                                                                                                                                                                                                                                                                           |

### **Exterior**

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Stone/Rock, Stucco                                                                                                                                                                               |
| Exterior Features | Patio Slab, Covered Patio, Wrought Iron Fence, Has Gutters, Stone/Masonry Fence, Additional Dwelling, Detached Quarters, Garage Apartment, Gazebo, Storage Building/Shed, Mature Trees, Workshop |
| Roof              | Composition                                                                                                                                                                                      |
| Construction      | Pre-Owned                                                                                                                                                                                        |
| Foundation        | Slab                                                                                                                                                                                             |

### **School Information**

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

### **Additional Information**

Date Listed June 12th, 2025

Days on Market 140

HOA Fees 0.00

### **Listing Details**

Listing Agent Rodolfo Martinez

Listing Office Premier Realty Group

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