

\$554,900 - 117 Abrego Run, Floresville

MLS® #1884935

\$554,900

4 Bedroom, 3.00 Bathroom, 2,472 sqft

Residential on 1.44 Acres

ABREGO LAKE, Floresville, TX

Step into timeless elegance and everyday functionality in this beautifully maintained custom home. Thoughtfully designed with 4 spacious bedrooms, 2.5 bathrooms, and a dedicated office just off the foyer, this residence offers both room to relax and space to work. Perfect for entertaining, the formal dining room comfortably accommodates dinner parties and holiday gatherings. The heart of the home-the expansive living room-features a stunning wood-burning rock fireplace and a wall of windows that flood the space with natural light and offer serene views of the backyard. The kitchen is a true standout, equipped with an abundance of custom cabinetry, granite countertops, a walk-in pantry, and stylish designer tilework and lighting. Whether you're cooking for two or a crowd, this space is as functional as it is beautiful. The luxurious primary suite is generously sized and features double vanities, two walk-in closets, a spacious walk-in shower, and a jetted soaking tub-your personal spa retreat. The additional bedrooms are tucked away on the opposite side of the home, each with large closets and plenty of storage. High ceilings, upgraded molding and lighting, tile flooring throughout, central vacuum system, and other thoughtful touches elevate the home's comfort and style. Step outside to your large covered patio-perfect for morning coffee or evening relaxation-while enjoying peaceful views of the trees and wide-open Texas sky. The oversized two-car



garage and separate storage shed provide even more room for hobbies, tools, and toys. 117 Abrego Run isn't just a house-it's a place to live, work, entertain, and unwind. Come see for yourself the space, style, and serenity this home offers.

Built in 2012

Essential Information

MLS® #	1884935
Price	\$554,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,472
Acres	1.44
Year Built	2012
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Active

Community Information

Address	117 Abrego Run
Area	2800
Subdivision	ABREGO LAKE
City	Floresville
County	Wilson
State	TX
Zip Code	78114

Amenities

Amenities	Jogging Trails, Lake/River Park
Parking	Two Car Garage, Attached, Side Entry
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Finished, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Central Vacuum, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Dishwasher, Vent Fan, Electric Water Heater, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	1.0
Stories	1

Exterior

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

School Information

District	Floresville Isd
Elementary	Floresville
Middle	Floresville
High	Floresville

Additional Information

Date Listed	July 17th, 2025
Days on Market	105
HOA Fees	325.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Linda Laijas Cook
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Listing Office

Dwell Real Estate Group

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