

\$1,400,000 - 708a Fm 473, Comfort

MLS® #1893670

\$1,400,000

3 Bedroom, 2.00 Bathroom, 2,847 sqft

Farm Ranch on 39.00 Acres

N/A, Comfort, TX

Motivated Sellers welcome offers on this fantastic 39+ acre ag-exempt, unrestricted Texas Hill Country ranch. With panoramic views that stretch for miles, this property offers the rare opportunity with a second build site, if you're looking to build additional structures. Move right in, enjoying the updated ranch home and the land to put cattle, horses or your 4H projects. The recently updated ranch house that's full of charm has 3 bedrooms, a dedicated office, and open-concept living spaces, it's ideal for everyday living and weekend entertaining. The kitchen is a showstopper-featuring black honed granite counters, double ovens, a coffee and wine bar, pantry, and serene views overlooking the in-ground pool. The primary suite bathroom offers a Swedish soaking tub, oversized walk-in shower, and a private enclosed patio perfect for morning coffee or sunset views across the ranch. Multiple patio areas invite you to host gatherings, relax under pergolas, or simply unwind in the in-ground pool. An added plus is a separate guest cabin offering guests a charming stay with a full kitchen and bath. Use it for an Airbnb and offset costs. The entire property is fully fenced, gated, and cross-fenced, ideal for livestock or equestrian use. Whether you're looking for a peaceful weekend retreat or a family legacy property this unique ranch has it all. Just minutes from Comfort's dining, shops, and wineries. Come tour the property, soak in the panoramic views and fall in love with a lifestyle and beauty of



the Texas Hill Country.

Built in 1998

Essential Information

MLS® #	1893670
Price	\$1,400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,847
Acres	39.00
Year Built	1998
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	708a Fm 473
Area	2510
Subdivision	N/A
City	Comfort
County	Kendall
State	TX
Zip Code	78013

Amenities

Utilities	Electricity
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Exterior

Exterior Features	Fenced, Cross Fenced, Detached Quarters
Lot Description	Hunting Permitted, Mature Trees (ext feat), Cleared, Pasture, Secluded
Construction	Brick/Stone

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Days on Market 53

Listing Details

Listing Agent Amy Boehm

Listing Office Keller Williams Boerne

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