

COMFORT HILLTOP ESCAPE

Comfort, TX | Kerr County



± 18 Acres



HIGHLIGHTS



- Located minutes from Comfort, with quick access to Boerne and Comfort
- Custom built 2,528 square foot home, with 4 bedrooms and 3 full baths
- Other improvements include a 2 stall horse barn with attached tack room, 2 car carport, and full fencing around the property
- Impressive wildlife including whitetail and axis deer, turkey, all around the earthen tank in the back of the property
- Current ag-exemption



DESCRIPTION



Perched perfectly atop a hill, Comfort Hilltop Escape embodies the essence of Texas Hill Country living. Built in 2007 by Elsworth Custom Homes, this 2,528-square-foot, four-bedroom, three-bathroom stone home exudes a charming blend of Hill Country style and French country elegance. Almost fully remodeled inside and out with a standing seam metal roof, exposed wood beams, herringbone ceilings, authentic French accents, and a large rock fireplace create a welcoming ambience. While outside, a 2-stall horse barn with a tack room and attached shop, a round pen for horses, and a detached, oversized 2-car carport with a covered lean-to offer ample space for trailers and surplus parking. Enjoy quintessential sunrises from the back porch overlooking the Guadalupe River Valley and Texas sunsets from your front porch rocking chair.

This property not only boasts captivating interiors but also offers a slice of outdoor paradise. Hunting enthusiasts will revel in the abundance of whitetail and axis deer, as well as wild turkey, while nature lovers can enjoy the serenity of the earthen tank located at the rear of the property. The land is fully fenced, catering to livestock and benefiting from a current agricultural exemption, making it the perfect homestead to raise your animals. A reliable 450-foot-deep Trinity aquifer water well ensures a constant, clean, and plentiful water supply. Situated just a short drive outside Comfort, Texas, and conveniently close to Boerne, Kerrville and world renown Fredericksburg, TX this escape provides the perfect balance of seclusion and accessibility, allowing residents to relish the tranquility of hill country living without sacrificing the convenience of nearby amenities.

Comfort Hilltop Escape is more than just a residence; it epitomizes a harmonious blend of Hill Country charm and contemporary comforts. With its breathtaking panoramic views of the Guadalupe River Valley, it offers not just a home, but a lifestyle—one that celebrates the beauty, tranquility, and natural allure of the Texas Hill Country.

WATER



- Water well on the property is approximately 450 feet deep and feeds out of the Trinity Aquifer
- Surface water includes an earthen tank in the rear of the property
- Average yearly rainfall in the area is approximately 32 inches
- Septic system already located on the property



LOCATION

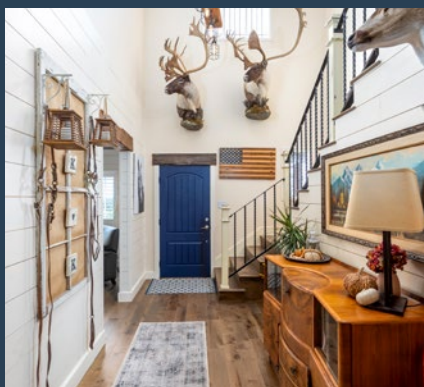


Comfort, Texas is a charming Hill Country town with a population of approximately 2,500 residents. Located about 45 miles northwest of San Antonio, it offers a tranquil escape from the city's hustle and bustle. The town boasts a rich historical heritage and a plethora of local attractions, including the scenic James Kiehl River Bend Park, which offers outdoor enthusiasts the opportunity to enjoy hiking, picnicking, and river activities. Comfort ISD serves the local community, providing quality education to students and contributing to the area's strong sense of community and small-town charm.



Founded by German immigrants in the mid-19th century, Comfort, Texas, has deep roots in its cultural heritage, which are still evident in its architecture and traditions. The town was named "Comfort" to reflect the settlers' desire for a place of refuge and respite. Hunting is also a significant part of the local culture, with the region being known for its excellent deer hunting opportunities. The rolling hills and expansive countryside make Comfort an ideal destination for hunters seeking the thrill of the hunt amidst picturesque landscapes. Hunters from all over come to experience the bountiful wildlife in the area, making it a central hub for hunting enthusiasts in Texas.

LIFE ON THE RANCH



AERIAL MAP

18

Acres

2528

sq ft home

4

bedrooms



WILDLIFE

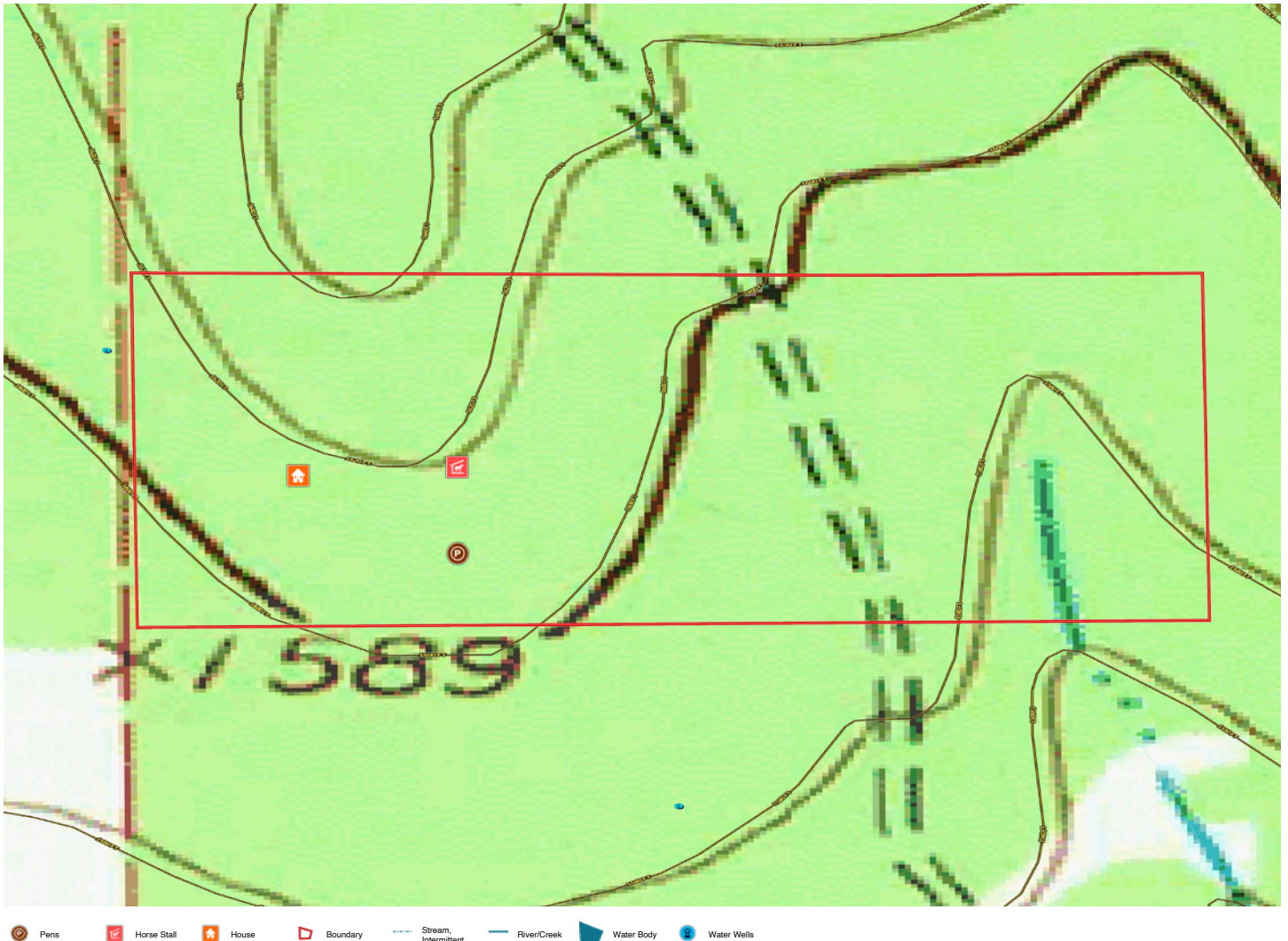


- Native whitetail deer, turkey, and axis deer call this ranch home
- Shooting range on property is ideal for sighting in guns
- Round pen, 2 stall barn, tack room and other pens is ideal for horses, cattle, or 4H and FFA projects



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LAND



- Home is located at the top of a hill, with the remainder of the property gently sloping downward
 - Light tree cover across entire property, with native grasses growing when rain is strong
 - Property is fully fenced, and contains an ag exemption

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TEXAS LANDMEN

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Land Consultant

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