



22.7 Ac. Skyline Ranch

Kendall County

3 Bed 3 Bath 2,699+/- Sq Ft

Just minutes away from the booming town of Comfort, sits this beautiful custom 3 bedroom 2 bathroom home on 22.7 acres. The home offers a wonderful open great room with vaulted ceilings, beautiful kitchen, large bedrooms & closets, tremendous views, and so much more. A high fence surrounds the 2 acres around the home allowing for landscaping of all types without the deer problem. The home is situated on a high spot overlooking the 22 acres with an amazing view to the north that goes on for miles! The property is on a corner of Skyline Dr. and Mill Dam Rd, and a short distance to Singing Water and Bending Branch Wineries. The acreage has lots of hardwood trees and whitetail deer roam the property. The land is horse and livestock friendly, so bring the four legged friends. This property is far enough out of town for loads of privacy yet a short drive to Boerne, Kerrville, and Fredericksburg (50 minutes to SA Airport).

House: 3 bed 3 bath 2 car garage 2,699+/- sq. ft

Living area

Large open concept great room with 20' +/- ceilings

10' ceilings throughout the rest of the house.

Large windows

Tile floors throughout the great room (dining room and kitchen) and all bathrooms

Wood burning fireplace with gas starter

Ceiling fan

Security system (main home and apartment)

Kitchen

Refrigerator, microwave, dishwasher

6 burner gas range

Granite countertops

Walk-in pantry

R/O water system

Master Suite

Laminated hardwood floors

Huge Walk-in shower

Large walk-in closet

Ceiling fan

Double vanity

Exterior Features

Large patio with propane gas hook up

Beautiful landscaping

Sprinkler system for yard and flower beds

Added features:

30'x 65' metal building (next door to main home) includes:

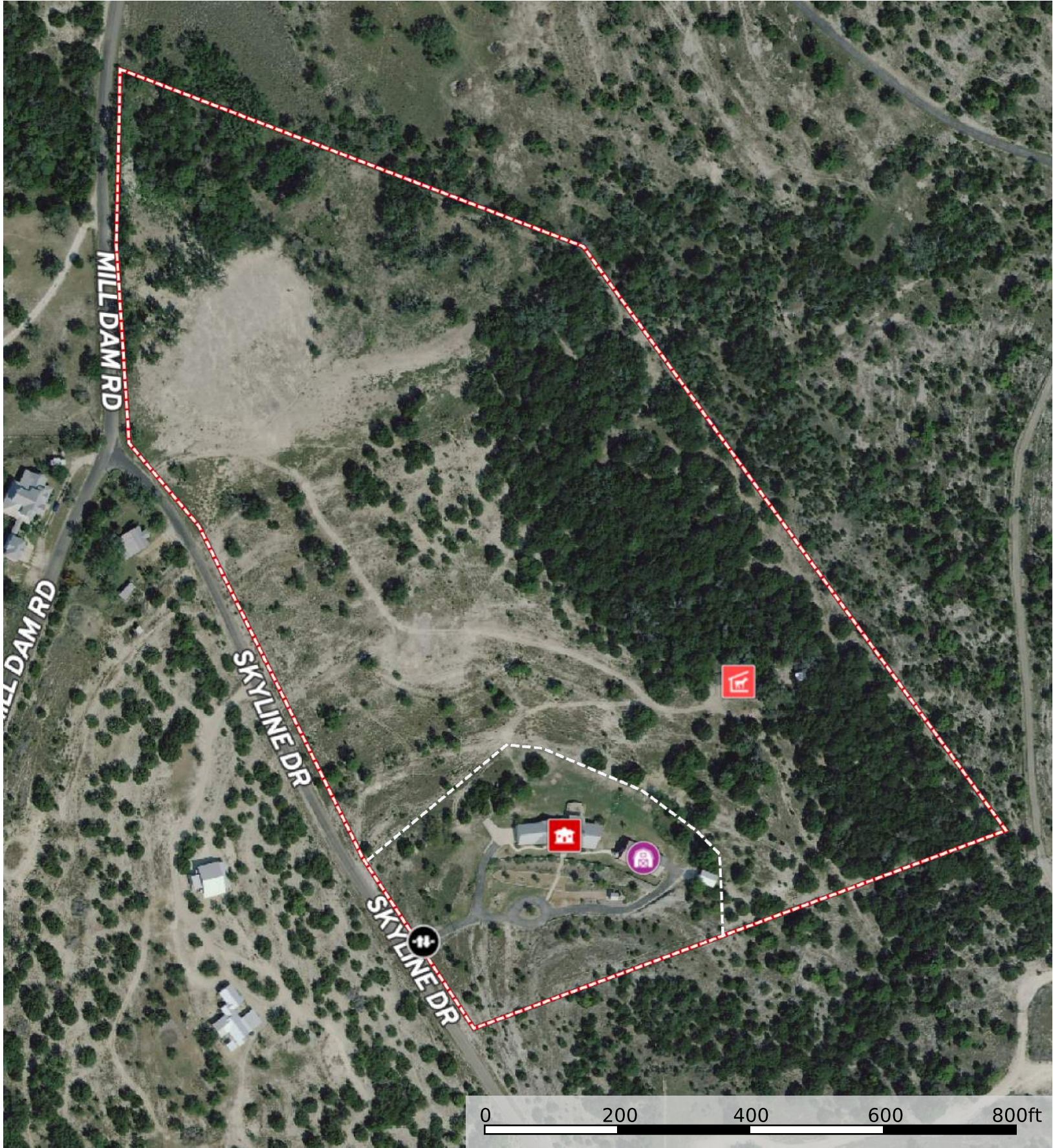
1. Efficiency apartment 1/1 with kitchen
2. Climate controlled work shop with dust collection
3. Garage / storage room accessible from shop & via garage door from the outside.

2 -1,000-gallon water collection tanks supply water to the livestock barn & can be used for irrigation

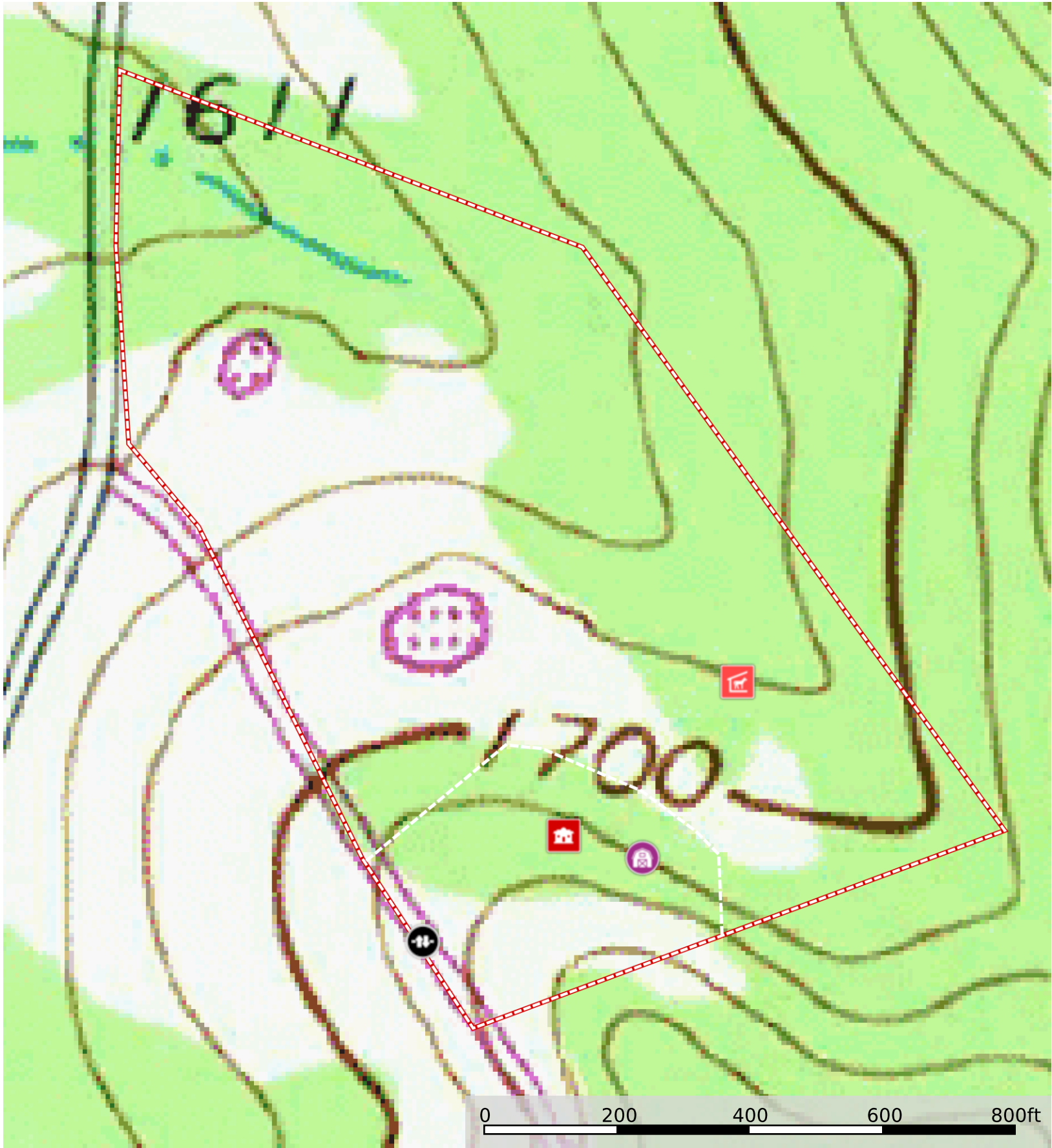
Separate 1 car garage

Small shed for livestock

Small set of pens



-  Gate
-  Barn
-  Horse Stall
-  Main House
-  Marker
-  Fence
-  Boundary



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