NORTH CREEK RANCH

COMFORT, TEXAS

2-BED/2-BATH
1848 LIMESTONE MAIN HOUSE

UNDERGROUND CELLAR

NORTH CREEK RANCH

413 US HWY 87, COMFORT, TX | KENDALL COUNTY

590± ACRES | 2 BED/2 BATH MAIN HOUSE | GUEST COTTAGES | EVENT SPACE

PROPERTY DETAILS

- 2 BED/2 BATH FULLY RENOVATED GERMAN STYLE, LIMESTONE MAIN HOME WITHIN CITY LIMITS
- ORIGINALLY BUILT IN 1848, MAIN HOUSE REDONE IN 2015
- 4 LIVING STRUCTURES IN TOTAL: 1 MAIN HOUSE AND 3 GUEST QUARTERS
- VINTAGE 1920'S HORSE BARN
- EVENT SPACE/RECEPTION HALL WITH 2 HALF BATHROOMS
- OUTDOOR PRIVATE FULL BATHROOM
- LARGE BACK PATIO
- LOUNGE/CELLAR BELOW MAIN HOUSE
- LIVING ROOM FIREPLACE IN MAIN HOUSE AND 2 GUEST CABINS
- SPRINKLER SYSTEM
- 2 WATER WELLS
- WHITETAIL DEER, AXIS, SIKA AND TURKEY ON PROPERTY
- CLEARED LAND FOR SKEET SHOOTING
- CLEARED TOP OF THE HILL AREA FOR WEDDING CEREMONY
- ¾-MILE OF NORTH CREEK RUNNING THROUGH THE PROPERTY (4 FT DEEP IN THE CENTER)
- HIGH FENCING ALONG THE NORTH AND SOUTH END AND PERIMETER FENCING ALONG THE EAST AND WEST END OF PROPERTY
- PECAN TREES

DISTANCE TO NEIGHBORING CITIES

– SIDNEY BAKER STREET, KERRVILLE TX	19.6 MILES
– MAIN STREET, COMFORT TX	5 MILES
– THE SHOPS AT LA CANTERA, SAN ANTONIO TX	37.7 MILES
– MAIN STREET, BOERNE TX	22 MILES
– MAIN STREET, FREDERICKSBURG TX	18.7 MILES

North Creek Ranch is a sweeping 590-acre property featuring a main house, spacious guest quarters and a stunning event space. The 2 bed/2 bath main home has a pioneer stone exterior, a cellar below the home with a bar and wine room, beautiful longleaf pine molding, wood floors and a living room fireplace. Transom kitchen windows provide beautiful views from both the front and back door, and a full outdoor shower area behind the house creates extra space for cleaning up after a day at the nearby North Creek.

A convenient guest house sits behind the main home with 2 queen beds and a queen bed loft space. The house has a kitchenette, full bathroom and front porch.

In addition to the main home and guest house, the property is outfitted with 2 cottages, both of which come with 1 bed and 1 bath and a full kitchen. Front and back porches provide beautiful spaces for guests to enjoy views of the stunning property.

In addition to the 4 living spaces, the property includes an antique horse barn and a separate event space/reception hall that comes with extensive indoor space, stage, 2 half bathrooms and a full kitchen. The event space was built by hand by the current owners and the wood framing for the stage comes from a family property in Brenham. For additional event space, there is a beautiful hilltop that has been cleared for wedding ceremonies. The acreage creates a stunning backdrop for dramatic photos and a setting no one is soon to forget!

The property has 2 water wells and a sprinkler system for convenient lawn care. All buildings have central air, tankless water heaters and propane gas systems. Both guest cottages have gas fireplaces for a welcoming ambience. Goat pens and a charming windmill complete the heritage feel of this Hill Country property.

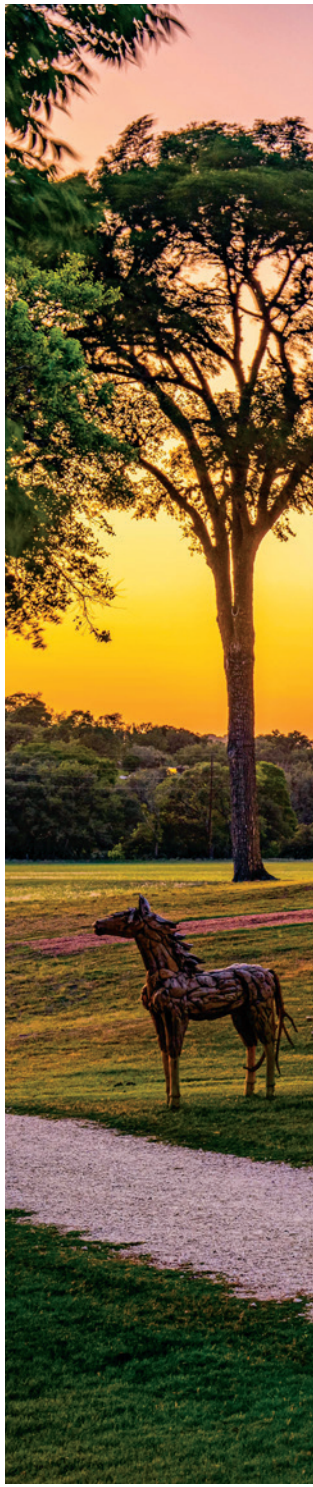
North Creek Ranch is currently used as a personal home estate, but it could be easily converted to a family retreat, event center, lucrative B&B or winery. This 590-acre ranch is centrally located and is only a short drive to Fredericksburg, Comfort, San Antonio and Kerrville. With its Agriculture and Over 65 tax exemptions, the only limits on what this property could become is your imagination.

GUEST COTTAGES

EVENT SPACE/
RECEPTION HALL

GUEST HOUSE

EVENT SPACE/
RECEPTION HALL



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