

\$839,900 - 30125 Valley Run, Fair Oaks Ranch

MLS® #469126

\$839,900

4 Bedroom, 4.00 Bathroom, 3,205 sqft
Residential on 0.23 Acres

River Valley, Fair Oaks Ranch, Texas

PERRY HOMES NEW CONSTRUCTION!

Home office and formal dining room set at entry with rotunda ceiling. Family room with wall of windows and wood mantel fireplace flows into open kitchen and morning area. Kitchen features walk-in pantry, Butler's pantry and island with built-in seating space. Game room just off morning area. Primary bedroom features coffered ceiling and wall of windows. Primary bath features dual vanity, garden tub, separate glass-enclosed shower and oversized walk-in closet. Guest suite offers private bath. High ceilings and abundant natural light add to this generous four-bedroom design. Extended covered backyard patio. Mud room. Three-car split garage.

Built in 2022

Essential Information

MLS® #	469126
Price	\$839,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,205
Acres	0.23
Year Built	2022
Type	Residential



DESIGNS

Design 3205S

This home contains approximately 3,205 square feet.*

GAME ROOM 19x14 11' Ceiling
MORNING AREA 11x11
FAMILY ROOM 18x20 12' Ceiling
MASTER BEDROOM 15x19 12' Ceiling
BEDROOM #2 13x12
BEDROOM #3
BATH #2
CLO.
OP. EXTENDED COVERED PATIO 35x14
COVERED PATIO 21x13 12' Ceiling

KITCHEN PERIMETER CABINETS
KITCHEN ISLAND CABINETS
KITCHEN BACKSPLASH
KITCHEN COUNTERTOPS
WALL PAINT First Star 218 7545
PRIMARY BATH CABINETS
PRIMARY BATH COUNTERTOPS

MAIN TILE FLOORING
DESIGN 3205S
PRIMARY BATH TILE

*This Plan is for Design and Elevations of Perry Homes, LLC 2017 4/17/2017 2/1/2018

PERRY HOMES

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Sub-Type	Single Family
Style	Hill Country
Status	Active

Community Information

Address	30125 Valley Run
Subdivision	River Valley
City	Fair Oaks Ranch
County	Comal
State	Texas
Zip Code	78015

Amenities

Utilities	High Speed Internet Available
Features	Golf, Park, Trails/Paths, Curbs, Gated, Sidewalks
Parking	Attached, Garage
# of Garages	3
Garages	Garage Door Opener
View	None, Other

Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Carbon Monoxide Detector, Dining Area, Separate/Formal Dining Room, Game Room, Garden Tub/Roman Tub, His and Hers Closets, Home Office, Separate Shower, Eat-in Kitchen
Appliances	Dishwasher, Disposal, Tankless Water Heater, Microwave
Heating	Central, Electric
Cooling	Central Air, 2 Units, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Covered Patio, Other, Rain Gutters, See Remarks
Lot Description	140x70
Roof	Composition, Shingle
Construction	Stucco

Foundation Slab

School Information

District Boerne ISD

Additional Information

Date Listed April 18th, 2022

Days on Market 112

HOA Fees 500.00

HOA Fees Freq. Annually

Listing Details

Listing Office Perry Development Mgt.

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