

# \$2,975,000 - 717 High St, Comfort

MLS® #1553827

**\$2,975,000**

Bedroom, Bathroom, 7,995 sqft

Commercial on 0.00 Acres

N/A, Comfort, TX

Hotel Giles is "the crown jewel of Comfort, Texas" (The New York Times). This beautiful, historic hotel is the most prestigious property in Comfort. The hotel is a rare, very well-made property. The current owners have done the hard work of a high-end restoration, with no corners cut. 15 rooms that include an owners suite. Conference Room for 32. Full Kitchen. One of the rooms is and owners suite with kitchen, dining area and sitting area. Everyone that has seen this spectacular place falls in love with it. "My dream was to add 7 rooms to the property and to restore the hotel back to it's former glory! I budgeted 18 months and started the restoration in 2016. The restoration work actually took 3+ plus years and was finally completed in June 2019. All the work was performed by licensed contractors, roofers, electricians, painters and plumbers. All the work on the new rooms was brought up to 5 star quality, including special sound insulating drywall, double insulated ceilings, new plumbing, electrical and AC. We removed the front porch of the hotel and rebuilt it with new treated support posts and beams on anti rot risers, all new Hardie plank, new custom designed decorative elements. We added a stairway on the left side of the hotel with a landing, handrails and ties into the lower deck (this is also historically correct as their was a stairway there). We did foundation work on carriage house buildings, rear attachment to the original hotel and the cottage. This included numerous concrete pilings, new treated



perimeter beams, support beams, basically anything and everything that needed to be replaced.They used two full truckloads of concrete to complete the project.A new standing seam metal roof was added to the entire property, plus new gutters with leaf guards specially designed to handle pecan trees and their tassels, leaves, etc. New Super High Efficiency Mitsubishi mini-split AC units were added to all rooms except for the Owner's suite which has a totally rebuilt central AC unit. New high efficiency gas tankless water heaters were added to original hotel, plus 2 water softener systems.The Carriage House and Cottage buildings were stripped to the studs, a new insulating barrier added and then Hardie planked. We repainted the entire hotel with two coats of top grade Sherwin Williams paint.

Built in 1880

**Essential Information**

MLS® #	1553827
Price	\$2,975,000
Square Footage	7,995
Acres	0.00
Year Built	1880
Type	Commercial
Sub-Type	Other: Motel/Hotel/MH Prk
Status	Active

**Community Information**

Address	717 High St
Subdivision	N/A
City	Comfort
County	Kendall
State	TX
Zip Code	78013

**Amenities**

Amenities	Exterior Lighting
Utilities	Electricity, Gas, Water, Telephone, Sewer, Cable TV, M.U.D.
Parking Spaces	9

### **Interior**

Heating	Central, 3 Units
Cooling	Central, Three+ Central, Wall
# of Stories	2
Stories	2

### **Exterior**

Roof	Metal
Construction	Wood, Stone, Metal, 4 Sides Masonry
Foundation	Slab

### **School Information**

District	Comfort ISD
----------	-------------

### **Additional Information**

Zoning	OCL
--------	-----

### **Listing Details**

Listing Office	Keller Williams City-View
----------------	---------------------------

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of the MLS of the San Antonio Board of Realtors®, and is updated as of September 11th, 2021 at 12:15pm CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.