

# \$459,000 - 319 Rose Meadow Dr, La Vernia

MLS® #1555607

## \$459,000

3 Bedroom, 4.00 Bathroom, 2,037 sqft  
Residential on 1.10 Acres

ROSEWOOD, La Vernia, TX

Set on more than an acre of land in the well-established Rosewood subdivision is this gorgeous home offering relaxed, modern living. Quality is assured in this expansive residence built by the award-winning KC Custom Homes and with only one owner since construction so you can enjoy a very well cared for property all for yourself. The floorplan is one-of-a-kind with an open-plan design that offers the perfect blend of function and form. Large windows and high ceilings embrace the abundance of sunshine that fills the rooms while the easy-care tile floors and neutral color palette ensure a stylish feel. There are three big and comfortable bedrooms, each with a full bathroom for complete convenience. The living spaces include a family room with a cathedral ceiling and a beautiful stone fireplace for a cozy ambience throughout winter, while holiday gatherings can be enjoyed in the elegant formal dining area with views over the incredible front landscaping. There is also an open-plan kitchen for those who love to cook. Complete with a suite of stainless steel appliances, lots of storage and a large center island, you will have everything you need to show off your culinary skills. The kitchen overlooks the casual dining area and there is also a rear patio where you can dine with friends as you soak up the sunshine. With towering mature oak trees and lush landscaping, you will want to spend all your downtime in this serene park-like environment.



Bistro lights bring the yard to life as the sun sets, perfect for entertaining and grilling out. If you have always wanted a custom pool, there is plenty of room for that also. Extra features abound and include French doors that open into the office, a large laundry room that opens to the exterior, ceiling fans throughout and a stunning entrance that provides the perfect welcome home each and every day. This breathtaking property is an absolute must-see and offers the very best in comfortable living in one of the most sought-after La Vernia school districts. You will live just a 10-minute drive from the enviable shopping in the boutiques of La Vernia, while still being close to schools and only 30 minutes from San Antonio.

Built in 2006

**Essential Information**

MLS® #	1555607
Price	\$459,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,037
Acres	1.10
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active Option

**Community Information**

Address	319 Rose Meadow Dr
Subdivision	ROSEWOOD
City	La Vernia
County	Wilson
State	TX

Zip Code 78121-4764

### **Amenities**

Amenities None  
Parking Two Car Garage, Detached  
Pool None

### **Interior**

Interior One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Study/Library, Open Floor Plan, All Bedrooms Downstairs, Laundry Room, 1st Floor Lvl/No Steps, Breakfast Bar, High Ceilings, Walk in Closets  
Appliances Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Custom Cabinets, Electric Water Heater  
Heating Central  
Cooling One Central  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces One, Living Room  
# of Stories 1  
Stories 1

### **Exterior**

Exterior Cement Fiber, Stone/Rock  
Exterior Features Patio Slab, Covered Patio, Privacy Fence, Mature Trees, Wire Fence  
Lot Description 1 - 2 Acres, County Vlew, Gently Rolling, Mature Trees (ext feat), Wooded  
Roof Composition  
Construction Pre-Owned  
Foundation Slab

### **School Information**

District La Vernia ISD.  
Elementary La Vernia  
Middle La Vernia  
High La Vernia

### **Listing Details**

Listing Office eXp Realty, LLC

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