

# \$900,000 - 30130 Setterfeld Circle, Fair Oaks Ranch

MLS® #1556403

## \$900,000

4 Bedroom, 5.00 Bathroom, 3,811 sqft  
Residential on 0.68 Acres

Setterfeld Estates 1, Fair Oaks Ranch, TX

Stunning former 1-Story Model Home built by Jeffrey Harrison Homes located in gated Setterfeld Estates. This home is situated on very private 0.68 acre tract with mature trees enclosed w/wood cedar fence. This one is a true show stopper with all the tasteful upgrades. Starting with well landscaped homesite leading to side entry 3- car garage. Exterior is dry-stacked stone and stucco w/ metal roof overhang accenting windows. Roof is 6 years old composition upgraded shingle. Interior boasts massive wood cedar wrapped beams in living room w/ open floor plan, multiple eating and living options, wet bar w/wine fridge, double ovens, butler's pantry, oversized island kitchen w/ gas cooking. Flooring ranges from higher end wood floors to ceramic tile in wet areas and carpet in secondary bedroom. Also, outdoor kitchen, large covered patio, built in cabinets in study, floor to ceiling stacker doors at family, sliding glass patio door and custom iron door at front entry. Top of line home security, water softener owned, step up ceiling, brick accent walls, decorative nooks and plantation shutters. Outside what this home features, membership is available to Fair Oaks Country Club for additional amenities such as 18-hole golf course, clubhouse, fitness center, tennis courts and 3 community pools. Also access to parks, hiking trails, biking and horseback riding trails. Setterfeld Estates is 207 acre natural preserve with majestic oaks allowing for luxury living with country feel and only 7 minutes from



IH-10. Easy access to Boerne, Spring Branch, San Antonio and Shopping/Dining. Option of Prestigious Geneva for private school as additional option other than public schools. Great Location and opportunity awaits. Schedule your showing today!

Built in 2015

### **Essential Information**

MLS® #	1556403
Price	\$900,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,811
Acres	0.68
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Active

### **Community Information**

Address	30130 Setterfeld Circle
Subdivision	Setterfeld Estates 1
City	Fair Oaks Ranch
County	Comal
State	TX
Zip Code	78015

### **Amenities**

Amenities	Controlled Access, Golf Course, Clubhouse, Park/Playground, Jogging Trails
Parking	Attached, Side Entry
Pool	None

### **Interior**

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Gas Grill, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Wet Bar, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Gas Water Heater, Garage Door Opener, In Wall Pest Control, Plumb for Water Softener, Solid Counter Tops, Double Ovens, Custom Cabinets, 2+ Water Heater Units
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Gas Logs Included
# of Stories	1
Stories	1

## Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Mature Trees, Outdoor Kitchen, Gas Grill
Lot Description	County Vlew, 1/2-1 Acre, Mature Trees (ext feat), Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Comal ISD
Elementary	Rahe Primary
Middle	Spring Branch
High	Smithson Valley

## Listing Details

Listing Office	Niemeyer & Associates,REALTORS
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