

# \$525,000 - 101 Grandview, Floresville

MLS® #1558931

## \$525,000

3 Bedroom, 3.00 Bathroom, 3,072 sqft  
Residential on 0.32 Acres

RIVER BEND, Floresville, TX

A life of unparalleled luxury awaits with this spectacular residence set within the prestigious golf course community of Riverbend. Brought to life by the award-winning KC Custom Homes and currently used as their model home, this is a one-of-a-kind property where no detail has been overlooked or expense spared. The layout offers just over 3,000sqft of space with generous and light-filled living areas that flow freely from one room through to the next. Easy-care tile flooring has been installed throughout plus there are soaring ceilings, statement lighting, granite niches and a selection of high-end fixtures and finishes. The great room is nestled under a towering beamed ceiling with a corner fireplace ensuring a cozy ambience on the coldest of winter nights. Here, you can relax with friends in the living area, enjoy a delicious meal in the dining room or cook up a storm in the state-of-the-art open kitchen. Granite countertops, knotty alder cabinetry and an oversized center island instantly set the tone for this gourmet haven complete with a raised breakfast bar where guests can gather. Even the most discerning buyer will adore the top-of-the-line stainless steel appliances plus there are pendant lights, a large hidden pantry and a tiled backsplash. There's plenty of room for everyone to spread out and relax with the modern split floorplan also offering three bedrooms and 2.5 bathrooms. The master bedroom suite is opulent and impeccably



finished with a dream spa like oasis offering a soaking tub and a walk-in shower. A dedicated office/den is ideal for those who work from home plus there's also a garage, with a HVAC system and an office space with a custom epoxy floor. This bonus area would make the ideal game room, workshop or craft room, depending on your needs. All this is set on an expansive and fully landscaped corner lot with a custom stained driveway and walkways. There is a fully fenced and generous backyard along with a large covered patio with an outdoor sink and a ceiling fan. This must-see home is just five minutes from shopping, restaurants and schools and truly must be seen to be believed.

Built in 2019

### **Essential Information**

MLS® #	1558931
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,072
Acres	0.32
Year Built	2019
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	New

### **Community Information**

Address	101 Grandview
Subdivision	RIVER BEND
City	Floresville
County	Wilson
State	TX

Zip Code	78114
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### **Amenities**

Amenities	Clubhouse, Golf Course
Parking	None/Not Applicable
Pool	None

### **Interior**

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, 1st Floor Lvl/No Steps, Converted Garage, Open Floor Plan, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Island Kitchen
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1
Stories	1

### **Exterior**

Exterior	Stucco, Stone/Rock
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System
Lot Description	Level, 1/4 - 1/2 Acre
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Floresville ISD
Elementary	Floresville
Middle	Floresville
High	Floresville

### **Listing Details**

Listing Office	eXp Realty, LLC
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