



\$ 640,000



207 Champions Blvd, La Vernia, TX 78121

- » Beds: 4 | Baths: 2 Full, 1 Half
- » MLS #: 1878533
- » Single Family | 2,324 ft² | Lot: 71,874 ft² (1.65 acres)
- » More Info: [207ChampionsBlvd.IsForSale.com](https://www.207ChampionsBlvd.IsForSale.com)



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2.5 VA Assumable loan rate available! Experience the perfect blend of modern farmhouse elegance and Craftsman charm in this custom-built luxury home, nestled on a beautifully landscaped 1.65-acre lot. Step inside to an expansive open-concept floor plan featuring soaring coffered ceilings, a cozy gas fireplace, and oversized picture windows that flood the living spaces with natural light and offer breathtaking views of your private backyard oasis. The gourmet chef's kitchen is a showstopper, boasting a farmhouse sink, premium stainless steel appliances, a spacious granite island, gas cooktop, and custom cabinetry throughout-ideal for entertaining and culinary creations. The luxurious owner's suite is a true retreat, featuring a spa-inspired master bath with a classic clawfoot soaking tub, separate walk-in shower, and dual walk-in closets with direct access to the utility room for ultimate convenience. Secondary bedrooms are generously sized and share a stylish Jack-and-Jill bathroom, while guests enjoy a large half bath. Smart home automation, an advanced security system with 8 cameras, and high-speed connectivity ensure peace of mind and modern living. Enjoy seamless indoor-outdoor living with a sparkling in-ground pool, covered patio, and fully fenced, irrigated grounds. The property also includes a 2-car attached garage, a detached 24x36 workshop with front and rear entry, and an additional covered carport for

