



\$ 420,000



## 514 Hospital Blvd, Floresville, TX 78114

- » Beds: 3 | Baths: 2 Full
- » MLS #: 1886806
- » Single Family | 2,618 ft<sup>2</sup> | Lot: 108,900 ft<sup>2</sup> (2.5 acres)
- » More Info: [514HospitalBlvd.IsForSale.com](https://www.514HospitalBlvd.IsForSale.com)



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Welcome to 514 Hospital Blvd, a rare opportunity to own over 2,600 square feet of updated living space nestled beneath two beautiful mature trees on a spacious 2.5-acre lot. Ideally located just minutes from downtown Floresville's boutiques, schools, and shopping, this property offers the perfect blend of comfort, flexibility, and convenience. Step inside to find a refreshed interior featuring brand-new carpet and fresh paint throughout. The home's layout is both functional and inviting, with soaring ceilings and exposed wood beams in the great room creating a warm and open atmosphere. The spacious kitchen connects seamlessly to the family and dining areas, making it ideal for entertaining or daily living. This home was previously used as a home based business and includes five bonus rooms on one side of the home, offering unique versatility for multi-generational living, a home-based business, hobby rooms, or creative studio space. Whether you're envisioning a private home office, a wellness practice, or simply additional guest rooms, this layout supports a wide range of needs. Outside, you'll find a detached metal garage -perfect for extra storage, hands-on projects, or future expansion. Plus there is an additional half acre potential to make it nearly 3 acres! With its prime location near local schools, dining, and shopping, you get the privacy of country living with the perks of city convenience. Whether you're seeking a

