



**275 N QUAIL RUN DRIVE**  
WEST, TX 76691



\$499,900



2,214 sqft



4 beds



3 baths

## DESCRIPTION

Welcome to your own slice of peaceful country living in the charming and laid-back community of West. Situated on 1.69 acres in the beautiful Quail Run Estates, this stunning property offers the perfect balance of quiet country charm and convenient access to town and IH-35. With over 2,200 square feet of living space, this spacious home features 4 bedrooms, 2.5 bathrooms, a formal dining room, and a large family room with soaring ceilings and a cozy wood-burning fireplace. Abundant windows throughout fill the home with natural light, creating a warm and inviting atmosphere. The kitchen is well-appointed with quartz countertops, stainless steel appliances, and direct access to the patio, making it perfect for morning coffee or casual dining. The isolated primary suite on the main floor provides a relaxing retreat, featuring a large soaking tub, separate shower with subway tile, dual vanities, and an oversized walk-in closet. Upstairs you'll find three additional bedrooms along with a versatile bonus room, ideal for a home office, playroom, or flexible living space. Step outside to enjoy a private fenced backyard complete with a 10' x 12' storage shed and greenhouse, offering plenty of room to relax, garden, or entertain. Equestrian and hobby enthusiasts will especially appreciate the newly constructed barn (2025) featuring a full 200-amp electrical panel, LED bay lighting with switch, a new driveway to the barn, and new pipe pens with arena. Located within the highly sought-after West ISD, this well-maintained property offers comfort, space, and country charm in one exceptional home. Schedule your private showing today to experience everything this beautiful property has to offer.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21199686

**YEAR BUILT:** 2003

**COUNTY:** McLennan

**TRACT OR SUBDIVIION:** Quail Run Estates

**LIST DATE:** 03/07/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,214

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 1.69

**LOT SIZE (SQFT):** 73,616

## INTERIOR FEATURES

### KITCHEN:

- None

### FIREPLACE:

- Stone

### FLOOR COVERINGS:

- Carpet
- Concrete
- PaintedStained
- Tile

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal
- Microwave

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● OnSite</li><li>● GarageFacesSide</li><li>● OnStreet</li><li>● WorkshopInGarage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● Lawn</li><li>● Landscaped</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Other</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SepticAvailable</li><li>● SewerNotAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● OpenFloorplan</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li></ul>
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**LISTED BY:** Debbie Vanek 

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**BROKERED BY:** Real Broker, LLC