

# \$1,700,000 - 25822 Charcos View, Boerne

MLS® #1635908

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## \$1,700,000

4 Bedroom, 4.00 Bathroom, 3,949 sqft  
Residential on 1.00 Acres

Pecan Springs, Boerne, TX

Rare opportunity to own a luxury custom home in the sought after community of Pecan Springs, near La Cantera, the Rim, and charming Boerne, TX. This four bedroom, three and a half bath home offers over 3800 square feet of pristine living space on a beautiful one acre lot. House will feature an open floor plan with 20 foot ceilings, three fire places, and stunning architectural details. Owners will love the spacious master bedroom and ensuite complete with a Texas sized closet. Other amenities include two studies, a mud room, guest suite, utility room, and oversized patio with a fireplace and outdoor kitchen. This home is sure to meet your every need! Estimated completion date is November.



Built in 2023

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1635908
List Price	\$1,700,000
Sale Price	\$1,700,000
Sale Date	June 27th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,949
Acres	1.00

Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Sold

### **Community Information**

Address	25822 Charcos View
Subdivision	Pecan Springs
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### **Amenities**

Amenities	Bike Trails, Park/Playground, Jogging Trails
Pool	None

### **Interior**

Interior	1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, High Ceilings, Island Kitchen, Laundry Room, Media Room, Open Floor Plan, Separate Dining Room, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Chandelier, Ceiling Fans, Dryer Connection, Washer Connection
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Master Bedroom, Other
# of Stories	1
Stories	1

### **Exterior**

Exterior	Stucco, Stone/Rock
Lot Description	County Vlew, Mature Trees (ext feat)
Roof	Metal
Construction	New
Foundation	Slab

### **School Information**

District	Northside ISD
Elementary	Sara B McAndrew
Middle	Rawlinson
High	Clark