

\$1,200,000 - 8340 Reunion Oak, Boerne

MLS® #1697159

\$1,200,000

4 Bedroom, 5.00 Bathroom, 4,552 sqft
Residential on 1.30 Acres

VILLAGE GREEN, Boerne, TX

RARE OPPORTUNITY! MUST SEE THE VIDEO! Fantastic, upgraded custom family retreat on 1.3 ACRES of mature oak trees nestled at the end of a cul-de-sac in desirable, gated Village Green. Feel yourself relax as you pull into the gate of this peaceful community, conveniently located off IH-10 West, and wind down the mile+ entry road lined with the hiking trail and flanked by plentiful trees. You are home. The cul-de-sac and long driveway welcomes to a side-entry 3-car garage and extra parking space. Wander out back to relax on multi, custom-coated patios - covered and uncovered and survey the park-like backyard with all the amenities you'll need to vacation at home! Resurfaced, full, lighted basketball court (also marked for Pickle Ball!), large pool with adjoining spa, outdoor kitchen to please the most serious griller with TV and speakers, a gas fire pit, tire swing, sand volleyball court and large shed for all your toys. Inside discover large rooms, high ceilings and on-trend recent paint - a perfect palette. Upstairs are 3 very spacious secondary bedrooms and baths - a large game room with fridge and media room. Look inside the closets for storage galore both conditioned air and Texas basement-style. Prepare for summer fun in the large kitchen with Quartz counter tops, 54" white cabinets, 5-burner gas cooking, butler's pantry and a large pantry! Second office off the kitchen. The primary bedroom provides views to the backyard oasis and a large en-suite with his and her closets.



2016 warrantied roof, SMART home tech, central vac, in-wall pest system, water softener & reverse osmosis. This home provides access to highly desired and highly rated Boerne schools. The amenities include a community pool and walking trail.

Built in 2001

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1697159
List Price	\$1,200,000
Sale Price	\$1,100,000
Sale Date	September 15th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,552
Acres	1.30
Year Built	2001
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional, Texas Hill Country
Status	Sold

Community Information

Address	8340 Reunion Oak
Subdivision	VILLAGE GREEN
City	Boerne
County	Bexar
State	TX
Zip Code	78015-4947

Amenities

Amenities	Bike Trails, Controlled Access, Pool, Jogging Trails
Parking	Attached, Oversized, Side Entry
Has Pool	Yes

Pool Adjoining Pool/Spa, In Ground Pool, Pool is Heated, Pools Sweep

Interior

Interior Island Kitchen, Utility Room Inside, Open Floor Plan, Laundry Main Level, Walk in Closets, 1st Floor Lvl/No Steps, Two Eating Areas, Three Living Area, Attic - Other See Remarks, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Attic - Storage Only, Breakfast Bar, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Laundry Room, Media Room, Pull Down Storage, Separate Dining Room, Study/Library, Telephone, Walk-In Pantry

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Disposal, Dishwasher, Built-In Oven, Chandelier, Cook Top, Central Vacuum, Custom Cabinets, Double Ovens, Down Draft, Garage Door Opener, Gas Grill, Gas Cooking, Gas Water Heater, Ice Maker Connection, Intercom, Plumb for Water Softener, Private Garbage Service, In Wall Pest Control, Self-Cleaning Oven, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Security System (Owned), 2+ Water Heater Units, Vent Fan

Heating Central, 3+ Units, Zoned

Cooling Three+ Central, Zoned

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Gas Starter, Gas Logs Included, One

of Stories 2

Stories 2

Exterior

Exterior Stone/Rock, Stucco, 4 Sides Masonry, Brick

Exterior Features Covered Patio, Privacy Fence, Double Pane Windows, Bar-B-Que Pit/Grill, Dog Run Kennel, Gas Grill, Has Gutters, Other - See Remarks, Outdoor Kitchen, Partial Sprinkler System, Patio Slab, Ranch Fence, Special Yard Lighting, Storage Building/Shed, Mature Trees, Wrought Iron Fence

Lot Description 1 - 2 Acres, Cul-de-Sac/Dead End, County Vlew, Mature Trees (ext feat)

Roof Composition

Construction Pre-Owned

Foundation Slab

School Information

District Boerne ISD

Elementary

Van Raub

Middle

Boerne Middle S