

\$1,450,000 - 327 Fm 474, Boerne

MLS® #1713004

\$1,450,000

4 Bedroom, 4.00 Bathroom, 3,934 sqft
Residential on 6.01 Acres

Sleepy Hollow, Boerne, TX

Location, beautiful views, privacy, space, convenience and quality. What else could you ask for! This gorgeous custom built house sits on 6 acres with mature oak trees, beautiful views and is ONLY 5 minutes from downtown Boerne. The entry opens up to a large living room with high ceilings, floor to ceiling stone fireplace and a beautiful hill country view out the back. The gourmet kitchen has custom cabinets, gas cooking, two ovens, HUGE island, coffee bar, breakfast area and walk in pantry. The dining room has ample space with a beautiful view of the front of the property. The mud room and utility room also include custom cabinets. The large primary bedroom overlooks a beautiful hill country view in the back with the perfect ensuite. The house has quality hard flooring throughout. The guest bedroom includes a full bath. The other two bedrooms share a Jack and Jill bathroom. The back patio includes another gorgeous stone fireplace overlooking a fenced yard with a beautiful hill country view. The separate guest house includes a full kitchen, living room, large bedroom, full bathroom and walk in closet with a washer and dryer. As if that wasn't enough, there is a HUGE 80x40 three bay shop with a 13x12 bonus room!! This beautiful property has it all located JUST 5 minutes from downtown Boerne. These properties are rare!



Built in 2014

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1713004
List Price	\$1,450,000
Sale Price	\$1,300,000
Sale Date	April 12th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,934
Acres	6.01
Year Built	2014
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Sold

Community Information

Address	327 Fm 474
Subdivision	Sleepy Hollow
City	Boerne
County	Kendall
State	TX
Zip Code	78006-7809

Amenities

Amenities	None
Parking	Detached
Pool	None

Interior

Interior	1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, Attic - Partially Floored, Attic - Pull Down Stairs, Eat-In Kitchen, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Laundry Room, Open Floor Plan, Shop, Separate Dining Room, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Chandelier, Ceiling Fans, Custom Cabinets, Double Ovens, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Gas Cooking, Ice Maker Connection, Microwave Oven, Private Garbage Service, Refrigerator, Satellite Dish (owned), Water Softener (owned), Solid

Counter Tops, Smoke Alarm, Security System (Owned), Stacked Washer/Dryer, Stove/Range, 2+ Water Heater Units, Washer Connection

Heating Central

Cooling Two Central

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Living Room, Stone/Rock/Brick, Two, Wood Burning

of Stories 1

Stories 1

Exterior

Exterior Cement Fiber, Stone/Rock

Exterior Features Additional Dwelling, Cross Fenced, Covered Patio, Double Pane Windows, Patio Slab, Sprinkler System, Storage Building/Shed, Mature Trees, Wire Fence, Workshop

Lot Description 5 - 14 Acres, County Vlew, Horses Allowed, Level, Mature Trees (ext feat), Secluded, Wooded

Roof Composition, Metal

Construction Pre-Owned

Foundation Slab

School Information

District Boerne ISD

Elementary Call District

Middle Call District

High Boerne