

\$1,449,000 - 1496 Guadalupe Bend, Boerne

MLS® #1723208

\$1,449,000

4 Bedroom, 4.00 Bathroom, 4,256 sqft
Residential on 7.78 Acres

WATERSTONE, Boerne, TX

Welcome to the highly desirable gated community of Waterstone, where 1496 Guadalupe Bend boasts 7.78 acres, nestled along the Guadalupe River. Let the spacious 4,256 sq. ft. property, embodying the feel of an elegant farmstead, with its 4 bedrooms and 3.5 bathrooms, be your luxurious Hill Country retreat. As you approach this gorgeous property, you'll be greeted by a long, elegant driveway, recently resurfaced with asphalt, culminating in a charming circle drive leading to a rich stone exterior. Step inside to the grand entryway that seamlessly flows into the welcoming living area. Your gaze is immediately captivated by a stone fireplace reaching to the tall ceilings that are planked wood, creating a warm and inviting space. Built-in cabinets and shelves provide ample storage space and a wet bar with a sink and fridge is perfect for entertaining. A generous wall of windows, leading to an extended patio, ensures an abundance of natural light, which can also be enjoyed by the adjoining spacious dining room. The separate den features floor-to-ceiling built-in cabinets and bookshelves, while a dedicated office provides the perfect setting for productivity. The kitchen is complete with a functional island, abundant cabinet space, a walk in pantry, and impressive rock accents throughout. Enjoy casual dining in the eat-in breakfast area with easy access to the patio. Retreat to the expansive primary bedroom with the sprawling bathroom offering dual vanities, a walk in



shower, garden tub where you can experience the comfort of heated floors and two closets. Another secondary bedroom downstairs features its own ensuite bathroom with heated floors as well. Plantation shutters throughout the downstairs adds an elegant touch. Venture upstairs to discover two generously sized bedrooms connected by a jack-and-jill bath. One of these bedrooms offers a wet bar and a balcony overlooking the stunning property, with a view of the serene river valley. But wait, inside features an indoor workshop awaits, complete with AC, sink and workstation. Step outside to your personal oasis, complete with an expansive covered patio featuring flagstone and maintenance-free decking, where you can unwind and connect with nature as you enjoy the local wildlife, including sightings of both whitetail and axis deer, right from the comfort of your back porch. A picturesque pool, complete with a waterfall and stone accents, a firepit area, and a fenced yard enhance the outdoor experience. Additional features include a 20x11 outdoor workshop with electricity and water, as well as a garage door and exterior door for easy access, as well as a greenhouse and two concrete water holding tanks. With river frontage, you have direct access to the Guadalupe River. Within Waterstone, residents can enjoy two private Guadalupe River parks, where you can float, kayak, or canoe from one river park to another without ever leaving the neighborhood. Conveniently located just 17 miles from downtown Boerne and 30 miles from San Antonio, enjoy the serenity of country living with city conveniences. Plus, benefit from the highly acclaimed Boerne ISD. Experience the epitome of Texas Hill Country living at 1496 Guadalupe Bend, where luxury meets nature.

Built in 2005

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1723208
List Price	\$1,449,000
Sale Price	\$1,400,000
Sale Date	February 29th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,256
Acres	7.78
Year Built	2005
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Sold

Community Information

Address	1496 Guadalupe Bend
Subdivision	WATERSTONE
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Lake/River Park, Park/Playground, Jogging Trails, Volleyball Court, Waterfront Access
Is Waterfront	Yes
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, Attic - Partially Floored, Cable TV Available, Eat-In Kitchen, High Ceilings, Island Kitchen, Laundry Lower Level, Laundry Main Level, Laundry Room, Open Floor Plan, Secondary Bedroom Down, Separate Dining Room, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry
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Appliances Built-In Oven, Chandelier, Cook Top, Ceiling Fans, Central Vacuum, Carbon Monoxide Detector, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Microwave Oven, Private Garbage Service, Satellite Dish (owned), Smooth Cooktop, Smoke Alarm, Stove/Range, 2+ Water Heater Units, Wet Bar, Washer Connection

Heating Central

Cooling Three+ Central

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, One

of Stories 2

Stories 2

Exterior

Exterior Siding, Stone/Rock, Wood

Exterior Features Covered Patio, Deck/Balcony, Sprinkler System, Mature Trees, Water Front Unimproved, Wire Fence, Workshop

Lot Description 5 - 14 Acres, County View, Horses Allowed, Riverfront, On Waterfront

Roof Composition

Construction Pre-Owned

Foundation Slab

School Information

District Boerne ISD

Elementary Herff

Middle Voss Middle School

High Boerne