

# **\$3,475,000 - 309 Upper Balcones Rd, Boerne**

MLS® #1724334

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## **\$3,475,000**

3 Bedroom, 3.00 Bathroom,  
Farms and Ranches on 61.65 Acres

N/A, Boerne, TX

This beautiful 61+/- acre ranch is located just 5 minutes from Boerne! As soon as you drive in through the gates you are greeted with grand Oak Trees leading up the paved driveway to the gorgeous home. The home is a 3 bed/3 bath, along with a detached 3 car garage with a guest apartment above! The home sits above Balcones Creek, which stretches along the southern side of this meticulously maintained property! Besides the wet weather creek, there are also multiple ponds that fill off of rain water, beautiful fields, and majestic oak patches throughout the property! The stunning home was carefully thought out, down to every unique detail. The luxurious master suite features high ceilings, lots of natural light, and a 2-way fire place that opens up into the spacious bathroom and closet. Two additional bedrooms each have their own private bathroom as well. The living room and kitchen create an ideal open concept with high ceilings, rock walls, and a rock fireplace. The Chef's kitchen is beautiful with top-of-the-line appliances, oversized center island, large pantry and a breakfast nook. There is also a second story covered patio that looks over Balcones Creek. Step into the grand courtyard and head over to the 3-car garage or the private guest apartment that sits above the garage. This apartment has an inside sitting area, private bath, and large covered patio highlighted by the fireplace and long-range views! The highlights don't end there, this property also features a 4,500 SF barn with



220-amp, water and electric, and fiber optic.  
The perfect spot for storage or to finish out into  
a game room, horse barn, or more! This  
one-of-a-kind property is a must see with  
properties of this size and privacy coming up  
for sale very rarely this close to Boerne!

Built in 2016

### **Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1724334
List Price	\$3,475,000
Sale Price	\$3,000,000
Sale Date	April 17th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Acres	61.65
Year Built	2016
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

### **Community Information**

Address	309 Upper Balcones Rd
Subdivision	N/A
City	Boerne
County	Kendall
State	TX
Zip Code	78006-8568

### **Amenities**

Utilities Electricity, Telephone, Cable TV, High Speed Internet, Water

### **School Information**

District	Boerne ISD
Elementary	Kendall Elementary
Middle	Boerne Middle S