

\$1,284,000 - 234 Nueces Ct, Boerne

MLS® #1724411

\$1,284,000

4 Bedroom, 3.00 Bathroom, 3,927 sqft
Residential on 3.35 Acres

WATERSTONE, Boerne, TX

THIS ONE CHECKS ALL OF THE BOXES!!!
NEWLY RENOVATED 4 BEDROOM/2.5
BATH - POOL/HOT TUB - OPEN CONCEPT -
GATED COMMUNITY - 2 GUADALUPE
RIVER PARKS - LONG RANGE VIEWS -
NEW FLOORING - LARGE COVERED
PORCHES - BOERNE ISD - 3.35 ACRES in
WATERSTONE SUBDIVISION! Welcome to
your dream home in the heart of the
picturesque Hill Country, where every detail is
a testament to elegance and comfort. The
exterior, adorned with Hill Country limestone
and a touch of Southern flair, sets the tone for
the inviting beauty that awaits within. As you
step through the front door, the home
welcomes you with an office conveniently
located near the entrance, providing an ideal
space for remote work or managing daily
tasks. The open concept design seamlessly
connects the main living areas, creating a
warm and welcoming atmosphere centered
around a cozy fireplace in the main living
room. The well-thought-out layout of this
four-bedroom, two and a half bath residence is
perfect for a any family. New flooring
throughout adds a sense of freshness and
sophistication, complemented by the stylish
gas cooktop in the kitchen-a chef's delight.
The large master suite serves as a private
retreat, complete with a master bedroom porch
offering moments of solitude and relaxation.
The bathrooms, designed with tasteful
finishes, provide a luxurious and comfortable
experience for both daily routines and



unwinding. Natural light floods the home through strategically placed windows, offering breathtaking Hill Country views and creating a bright and airy ambiance. Venture upstairs to discover an additional living space adorned with a fireplace and featuring long-range views from a large porch-a perfect setting for family gatherings or quiet evenings. Step outside into your own private oasis, where a beautiful pool and hot tub beckon on warm days. The large fenced backyard, surrounded by mature trees, provides privacy and a connection to nature. A covered porch with an eating area overlooks the pool, creating an enchanting setting for entertaining. The expansive patio surrounding the pool offers space for sun-kissed enjoyment or shaded relaxation. Combining elegance, comfort, and outdoor bliss, this Hill Country gem invites you to experience a lifestyle that embraces both luxury and tranquility. The exterior's Hill Country limestone with a Southern flare adds a touch of charm to the curb appeal, setting the stage for a home that is as stylish as it is welcoming. Don't miss the opportunity to call this exquisite property your home and experience the epitome of luxury living in the heart of the Hill Country. Embrace the perfect blend of indoor and outdoor living, where every detail is crafted to create a lifetime of cherished moments.

Built in 2001

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1724411
List Price	\$1,284,000
Sale Price	\$1,225,000
Sale Date	July 25th, 2024
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	3,927
Acres	3.35
Year Built	2001
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Sold

Community Information

Address	234 Nueces Ct
Subdivision	WATERSTONE
City	Boerne
County	Kendall
State	TX
Zip Code	78006-3904

Amenities

Amenities	Controlled Access, Park/Playground, Waterfront Access
Parking	Two Car Garage
Has Pool	Yes
Pool	In Ground Pool, Pool Solar Heated, Pools Sweep

Interior

Interior	1st Floor Lvl/No Steps, Two Eating Areas, Two Living Area, Breakfast Bar, Eat-In Kitchen, Game Room, High Ceilings, Open Floor Plan, Separate Dining Room, Study/Library, Utility Room Inside, Walk-In Pantry
Appliances	Chandelier, Cook Top, Ceiling Fans, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Ice Maker Connection, Microwave Oven, Self-Cleaning Oven, Solid Counter Tops, Smoke Alarm, Security System (Owned), Vent Fan, Washer Connection
Heating	Central, Heat Pump
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two
# of Stories	2

Stories 2

Exterior

Exterior 4 Sides Masonry, Stone/Rock

Exterior Features Covered Patio, Double Pane Windows, Partial Fence, Patio Slab, Mature Trees

Lot Description 2 - 5 Acres, Bluff View, County View, Horses Allowed

Roof Heavy Composition

Construction Pre-Owned

Foundation Slab

School Information

District Boerne ISD

Elementary Herff

Middle Voss Middle School

High Boerne