

\$1,995,000 - 1791 Waterstone Pkwy, Boerne

MLS® #1725920

\$1,995,000

4 Bedroom, 5.00 Bathroom, 4,569 sqft
Residential on 6.98 Acres

WATERSTONE, Boerne, TX

Spectacular Guadalupe River property with stunning custom 4569 sq. ft. home on just under 7 acres of Texas Hill Country. Fun in the cool Infiniti pool with beach entry, waterfall with sitting area & spa with seating all around. Enjoy cooking in the outside kitchen with 3 grills, fridge, fireplace, TV, 1/2 bathroom & outside shower. For cooler evenings, bundle up at the fire pit sitting area. Walk down to approximately 300 feet of Guadalupe River frontage. AG EXEMPT. Two RV hook-ups outside garage. Gated Waterstone has a private entry & exit for river tubing, paddle boat, etc. and a covered playground with swings & covered area for private parties for homeowners. Too many features to mention. Come see today!



Built in 2004

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1725920
List Price	\$1,995,000
Sale Price	\$1,860,000
Sale Date	March 15th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,569

Acres	6.98
Year Built	2004
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Sold

Community Information

Address	1791 Waterstone Pkwy
Subdivision	WATERSTONE
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Lake/River Park, Park/Playground, Volleyball Court, Waterfront Access
Parking	Detached
Has Pool	Yes
Pool	Hot Tub, In Ground Pool, Pool is Heated

Interior

Interior	One Living Area, Attic - Floored, Attic - Permanent Stairs, Attic - Storage Only, Breakfast Bar, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, Laundry Main Level, Laundry Room, Media Room, Open Floor Plan, Separate Dining Room, Study/Library, Telephone, Utility Area in Garage, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Ceiling Fans, Carbon Monoxide Detector, Custom Cabinets, Double Ovens, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Gas Grill, Gas Cooking, Ice Maker Connection, Microwave Oven, Private Garbage Service, Satellite Dish (owned), Water Softener (owned), Smoke Alarm, Security System (Owned), Stove/Range, Washer Connection
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Glass/Enclosed Screen, Gas Logs Included, Living Room, Master Bedroom

# of Stories	2
Stories	2

Exterior

Exterior	Stucco, Stone/Rock
Exterior Features	Bar-B-Que Pit/Grill, Covered Patio, Double Pane Windows, Gas Grill, Outdoor Kitchen, Sprinkler System, Mature Trees
Lot Description	5 - 14 Acres, Ag Exempt, Gently Rolling, Guadalupe River, Horses Allowed, Mature Trees (ext feat), Riverfront, Sloping
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Call District
Middle	Call District
High	Call District