

\$1,095,000 - 120 Balcones Bend, Boerne

MLS® #2057272

\$1,095,000

3 Bedroom, 4.00 Bathroom, 3,358 sqft
Residential on 1.04 Acres

Bristow of Upper Balcones, Boerne, TX

Stunning one story Paul Allen Custom home on a richly landscaped 1+acre lot. Wows with the rocked entry wall. Custom iron door ushers you into this impressive home with hardwood floors. Formal dining with trayed ceiling, central living with curved glass wall and abundant built-ins. Private study with security closet has ample storage and a front yard view. Chef's kitchen is highlighted by a massive breakfast and Bosch stainless appliances, oven, microwave, warming drawer plus 5 burner gas cooktop... Breakfast area overlooks the back patio and amazingly landscaped backyard. It has a wet bar for entertaining. Private primary suite with outside patio access plus spa like bath with his/her vanities and sinks. Jetted garden tub, spacious shower with dual heads and a custom closet with her/his built-in dressers and ironing board. Delightful secondary en suite bedrooms plus a half bath with outside access for afternoon projects or a future pool. Covered outdoor living is highlighted by a fireplace and buffet area, but the real star is the yard. Terraced back patio with trees, flowers and plants make this a personal oasis. Plenty of yard remains framed by trees for privacy. Great location, just minutes to historic Boerne, IH-10 and medical services.



Built in 2015

Essential Information

ListingFeed	abor_vow
MLS® #	2057272
List Price	\$1,095,000
Sale Price	\$985,000
Sale Date	January 12th, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,358
Acres	1.04
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	120 Balcones Bend
Subdivision	Bristow of Upper Balcones
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Utilities	Cable Connected, Electricity Connected, Fiber Optic Available, Propane
Features	None
Parking	Garage, Garage Faces Side
# of Garages	2
View	Garden, Hills, Panoramic
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Oven, Water Purifier
Heating	Electric, Zoned
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Outside
# of Stories	1
Stories	One

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Sloped Down, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Moderate Trees, Native Plants, Private, Sprinklers Automatic, Sprinklers In Ground
Windows	Insulated Windows, Display Window(s)
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Kendall
Middle	Boerne Middle South
High	Samuel V Champion