

# \$2,399,000 - 1410 Rio Brazos, Boerne

MLS® #7542831

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## \$2,399,000

4 Bedroom, 4.00 Bathroom, 4,820 sqft  
Residential on 24.49 Acres

Waterstone, Boerne, TX

Hill country living at its finest! Privately gated Texas Hill Country estate in coveted gated Waterstone neighborhood. Enjoy 25 oak studded acres, a private pond, beautiful main house, large guest house, outdoor entertainment area with a pool and spa, oversized 40x60 workshop with upstairs finished and 2 offices. The main home features 3,320 sf, open floor plan, 4 bedrooms, 3.5 baths, formal dining, wet bar, breakfast nook, large living room, and office. The master bedroom has a sitting area and an exterior door leading outside. His and her master bath with separate closets, vanities, toilets, connected by a walk-in shower. The 2nd bedroom has a private bath, while the other 2 share a Jack and Jill. The newly complete guest house features 1,500 sf, is fully handicap accessible, with 2 bedrooms, 2 baths, a kitchen, laundry room, a covered patio overlooking the property, and a 2-car attached covered carport. Entertain in the backyard oasis with a heated pool and spa overlooking the property and private pond. Pool cabana/outdoor kitchen are 1,000 sf with a wood burning fireplace, plenty of seating, ½ bath with a sauna, copper farmhouse sink, refrigerator, gas grill, 3 gas burners, pizza oven, gas griddle and ice maker. The 2nd outdoor area includes more seating, sink and a refrigerator. Custom built fire pit built in Breckenridge, CO. Oversized workshop with 2 built out office spaces, storage area, and a walk-in cooler. Hunt on your own property and



let it chill in your cooler! Whole house emergency generator, 2 500 gallon propane tanks, additional outdoor storage building, concrete footings for a greenhouse. Sportsman's paradise with wildlife galore! Take advantage of Waterstone's 2 private river parks "float without leaving the comfort of your community! Enjoy country living at its finest, perfectly positioned between Boerne and San Antonio, just minutes from downtown Boerne!

Built in 2004

### Essential Information

ListingFeed	abor_vow
MLS® #	7542831
List Price	\$2,399,000
Sale Price	\$2,100,000
Sale Date	August 31st, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,820
Acres	24.49
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1410 Rio Brazos
Subdivision	Waterstone
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Available, Water Connected, Cable Connected, Natural Gas Connected, Propane
Features	Playground, Park, Fishing, Gated, See Remarks
Parking	Garage, Additional Parking, Attached Carport, Circular Driveway, Electric Gate, Gated, Inside Entrance, Kitchen Level, RV Garage
# of Garages	3
Garages	Garage Door Opener
View	Trees/Woods, Hills, Pond
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Built-In Oven, Double Oven, Plumbed For Ice Maker, Water Softener Owned
Heating	Central, Electric, Heat Pump, Propane
Cooling	Central Air, Dual
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	In-Wall Pest Control System
Lot Description	Corner Lot
Windows	Double Pane Windows
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Boerne ISD
Elementary	Cibolo Creek
Middle	Boerne Middle North
High	Boerne HS