

# **\$1,395,000 - 1705 Waterstone Parkway, Boerne**

MLS® #8865527

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## **\$1,395,000**

3 Bedroom, 3.00 Bathroom, 3,579 sqft  
Residential on 9.81 Acres

Waterstone, Boerne, TX

Guadalupe River frontage and perfect horse property on 9.81 acres in the coveted Waterstone Subdivision! This magnificent 3,579 sf, 3 bedrooms, 3 bathrooms, 4 car oversized garage, and 2 new custom, oversized horse stalls is nestled in the Texas Hill Country. State of the art kitchen remodel just completed by Cadillac Custom Homes, a premier homebuilder in the Hill Country. New professional grade kitchen appliances, custom Alder wood cabinetry by Chaparral Cabinet Company, RO system, and an oversized island with a gorgeous Allure countertop. Enjoy your breakfast overlooking the horse pasture or walk down to your private access to the Guadalupe River for your morning stroll. This is the perfect horse property; no rocks, very flat, cross fenced, and 2 new horse stalls. The kids will enjoy a newly created sodded and fenced backyard to play in when they aren't playing in the river. The great room boasts a spectacular water feature, window walls that overlook the hill country, and an amazing custom wood spiral staircase leading to the loft. Splash around in your party pool with rainfall features, and take your entertaining outdoors with plenty of patio space! Lower patio is 1,200 sf and a 2nd level patio is 1,100 sf. BRAND NEW 420' well that produces approximately 20 gallons/min, booster pump and expansion tank. No need to worry about water in this home! Take advantage of Waterstone's 2 private river parks. Put your kayak or tube in 1 park and



float down the river to the 2nd park-float without ever leaving the comfort of Waterstone. The ideal location to enjoy 10 acres with river frontage, while being close to several towns for all your needs. Send your kids to the highly acclaimed Boerne ISD!

Built in 2002

### Essential Information

ListingFeed	abor_vow
MLS® #	8865527
List Price	\$1,395,000
Sale Price	\$1,335,000
Sale Date	November 18th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,579
Acres	9.81
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1705 Waterstone Parkway
Subdivision	Waterstone
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Propane, Sewer Available, Water Available, Cable Connected
Features	Playground, Park, See Remarks
Parking	Driveway, Additional Parking, Circular Driveway, Detached, Oversized
# of Garages	4

View	Hills, River
Is Waterfront	Yes
Waterfront	River Front
Has Pool	Yes

### **Interior**

Interior	Tile
Appliances	Dishwasher, Disposal, Microwave, Range, Built-In Oven, Exhaust Fan, Gas Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Outside, Wood Burning, Kitchen, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps
Lot Description	Agricultural, Sprinklers In Rear
Windows	None
Roof	Composition
Construction	Stucco, Stone
Foundation	Slab

### **School Information**

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