

\$1,950,000 - 204 W San Antonio Ave, Boerne

MLS® #1519766

\$1,950,000

2 Bedroom, 3.00 Bathroom, 2,153 sqft
Residential on 1.57 Acres

BOERNE, Boerne, TX

This 1.57 acre property is located just one block off of Historic Main Street in Downtown Boerne on the banks of Boerne's signature water way, Cibolo Creek. The lot is located just across Cibolo Creek from Boerne's Main Plaza and is a one-minute walk to the famed Hill Country Mile which offers shopping, lodging and dining unique to Boerne. The waterfront lot alone is enough to captivate the most discerning buyer with its natural beauty to enjoy in all four seasons. Fronting to W. San Antonio Avenue is the Main Residence, originally built in 1953, that has been completely transformed into a quintessential craftsman home that lives large. The home's well designed interiors were thoughtfully planned pairing gorgeous original finishes with new selections for the perfect blend of functionality, modern living and timeless style. Perfectly placed windows in every room draw in abundant natural light to the interiors. Fantastic use of space allows this jewel box home to include a gracious primary bedroom with dual walk in closets, a dressing area and a full bathroom across the hall. A second bedroom with a half bathroom, currently used as an office, is located at the front of the house looking out to the expansive covered front porch. Fantastic millwork, antique hardware and many custom built ins contribute to the high quality and curation of this special home. A screened porch at the rear of the home provides an additional living space, dining area and views of the majestic Cypress trees along



the creek. Also on the property is a beautifully appointed 768 square foot artist's studio with a full bathroom, kitchen, soaring ceilings and walls of windows. This carefully designed creative space is inspiring and versatile. The deck off of the studio is one of the many additional outdoor living spaces with views of the creek. A hidden outdoor bathtub and shower is one of the many places to relax and unwind outdoors. Fenced raised bed gardens, two large water catchment tanks and multiple outdoor seating areas add to the amenities of this quaint, yet sprawling, personal oasis. The privately gated entry to the property leads to the park like grounds studded with mature trees, wildflowers and wildlife of the Texas Hill Country. Well suited for both residential or commercial use, the possibilities are endless. Privacy, proximity and exclusivity make this a rare opportunity. A premier Boerne address of this kind does not come available often.

Built in 1953

Essential Information

MLS® #	1519766
Price	\$1,950,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,153
Acres	1.57
Year Built	1953
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Craftsman
Status	Active

Community Information

Address	204 W San Antonio Ave
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Subdivision	BOERNE
City	Boerne
County	Kendall
State	TX
Zip Code	78006-2270

Amenities

Amenities	Other - See Remarks
Parking	None/Not Applicable
Is Waterfront	Yes
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Utility Room Inside, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Electric Water Heater, Solid Counter Tops, Custom Cabinets, City Garbage service, Water Softener (owned)
Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

Exterior

Exterior	Siding, 4 Sides Masonry
Exterior Features	Patio Slab, Covered Patio, Mature Trees, Water Front Improved, Additional Dwelling, Other - See Remarks, Screened Porch, Stone/Masonry Fence, Wrought Iron Fence
Lot Description	On Waterfront, Water View, Mature Trees (ext feat), Water Access, 1 - 2 Acres, Creek, Gently Rolling, Improved Water Front, Riverfront
Roof	Composition, Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Call District

Middle	Call District
High	Call District

Listing Details

Listing Office	Phyllis Browning Company
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