

# \$729,000 - 108 Juniper Ln, Boerne

MLS® #1539097

## \$729,000

3 Bedroom, 3.00 Bathroom, 3,048 sqft  
Residential on 3.03 Acres

SOUTHERN OAKS, Boerne, TX

Boerne Texas Hill Country Living at it's Finest! Updated 3 Bedroom 2.5 Bath + Study with a Pool! Custom Home on Beautifully Landscaped 3 Acres with Stunning Majestic Oak Trees. Enter with a View Looking Through the Spacious Living Room into the Sun Room. Great Space for Entertaining Family & Friends in Dining Room off the Kitchen. Wide Open Kitchen with Granite Island and Breakfast Bar. Lovely White Cabinets, Gas Cooktop, Stainless Steel Built in Oven and Microwave. Large Master Bedroom Suite with Huge Walk in Closet and Additional Living Room. Amazing Master Bath with Walk in Shower, Spa Garden Tub and Access to the Screened Patio, Overlooking the Luscious Back Yard with Beautiful Relaxing Views. Upstairs Spacious Secondary Bedrooms, Dormer Closets, and Windows, with Adjoining Living Area. 220 sf Bonus Room above Garage for Study, Exercise, Office or Playroom. Outdoor Oasis includes 18,000 Gallon Pool with Waterfall, Surrounded by Oklahoma Red Flagstone Covered Patio, and Kitchen with Stainless Steel Appliances and Granite Counters. Detached 750 sf Garage and Workshop with Floored Attic Storage Space and Radiant Barrier Roofing. Room to Park RV! Entire Property Fenced and Gated, and Backyard Wrought Iron Fenced for Pets and Kids to Play. 4-H Animals, Horses, and Chickens allowed. Convenient Access to IH 10, Boerne, and Comfort for Shopping and Medical Facilities.



Built in 1996

## Essential Information

MLS® #	1539097
Price	\$729,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,048
Acres	3.03
Year Built	1996
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Pending

## Community Information

Address	108 Juniper Ln
Subdivision	SOUTHERN OAKS
City	Boerne
County	Kendall
State	TX
Zip Code	78006-7910

## Amenities

Amenities	None
Parking	Attached, Side Entry, Detached, Oversized, Rear Entry
Has Pool	Yes
Pool	Fenced Pool, In Ground Pool, Pools Sweep

## Interior

Interior	Separate Dining Room, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets, 1st Floor Lvl/No Steps, Three Living Area, Attic - Attic Fan, Attic - Floored, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Eat-In Kitchen, Florida Room, Laundry Main Level, Pull Down Storage, Shop
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking,

Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Electric Water Heater, Plumb for Water Softener, Solid Counter Tops, Attic Fan, Custom Cabinets, Garage Door Opener, Private Garbage Service, 2+ Water Heater Units, Vent Fan

Heating Central, 2 Units

Cooling Two Central

Fireplace Yes

# of Fireplaces 1

Fireplaces One, Living Room, Stone/Rock/Brick, Wood Burning

# of Stories 2

Stories 2

## Exterior

Exterior Brick, Cement Fiber

Exterior Features Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees, Outdoor Kitchen, Cross Fenced, Gas Grill, Ranch Fence, Screened Porch, Special Yard Lighting, Sprinkler System, Workshop

Lot Description 2 - 5 Acres, County Vlew, Horses Allowed, Level, Mature Trees (ext feat)

Roof Composition

Construction Pre-Owned

Foundation Slab

## School Information

District Comfort ISD

Elementary Comfort

Middle Comfort

High Comfort

## Listing Details

Listing Office Mindy Thomas Realty

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