

# \$998,999 - 131 Oak Acres Ln, Boerne

MLS® #1539798

**\$998,999**

4 Bedroom, 3.00 Bathroom, 2,314 sqft  
Residential on 1.68 Acres

CIBOLO OAKS LANDING, Boerne, TX

Price Improvement on this Luxurious Waterfront home! One of the very few live water properties located on the banks of the Cibolo Creek! Only minutes from Historic downtown Boerne this home has so much to offer. This impressive and immaculately cared for 1.68 acre estate is lined with tall signature Cypress Trees along the Cibolo. As water runs over the dam it creates one of the most unique settings in all of Boerne. A peaceful surrounding along with the incredible charm and character of this updated and restored home make for amazing entertainment spaces as well as serene mornings or evenings and privacy for your family and friends. This home has been updated with luxury finishes and improvements throughout. As you step inside you're welcomed into an inviting living room with the original wood flooring that has been refinished, a wood burning rock fireplace that creates a gathering space for family and friends and custom cabinetry to showcase your valued treasures and conversation pieces. Dinner parties will be one to remember in this spacious dining room with accented rock wall and sliding glass doors that lead out to the covered patio space and view of the Cibolo Creek. Additional windows have been added to bring in natural light while taking in the creek views. An impressive remodeled luxury chef's kitchen includes a Blue Star commercial gas range, custom cabinetry with plenty of storage options, stainless appliances and oversized farm sink. The master bedroom



has darling wood entry doors and a spacious master bathroom showcasing the luxurious oversized seamless glass shower accented with brass fixtures. Additional storage and beverage refrigerator area compliments the laundry space. As you step outside you can head down to the creek, the inground pool or your guest home. The 396sf guest home (4th bedroom/3bathroom) has the perfect space for friends and family. The guest house comes complete with a kitchenette and full bathroom so your guests will have the ultimate in privacy as they overlook the in-ground pool surrounded by lavish landscaping. Additionally there is an office-study area detached from the main home, just across the courtyard. This space includes the cottage feel and is ideal for privacy as you're working from home, home schooling or if you'd like a media/game room space, it's perfect for that as well. With no HOA, you're welcome to accommodate paying guests in the guest house for for additional income should you choose. The owners have also added a whole House Water Conditioning System. Additional storage sheds and a cellar that can be turned into a wine cellar are more of the fantastic options and opportunities waiting for you! This stunning remodeled home is ready for you. We promise you won't be disappointed.

Built in 1978

**Essential Information**

MLS® #	1539798
Price	\$998,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,314
Acres	1.68
Year Built	1978

Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Texas Hill Country
Status	Active Option

### Community Information

Address	131 Oak Acres Ln
Subdivision	CIBOLO OAKS LANDING
City	Boerne
County	Kendall
State	TX
Zip Code	78006-5620

### Amenities

Amenities	None
Parking	Two Car Garage, Detached
Is Waterfront	Yes
Has Pool	Yes
Pool	In Ground Pool, Pools Sweep

### Interior

Interior	One Living Area, Separate Dining Room, Utility Room Inside, Walk in Closets, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Study/Library
Appliances	Ceiling Fans, Microwave Oven, Disposal, Dishwasher, Chandelier, Custom Cabinets, Dryer Connection, Electric Water Heater, Garage Door Opener, Gas Cooking, Private Garbage Service, Smoke Alarm, Stove/Range, 2+ Water Heater Units, Washer Connection
Heating	Central, 1 Unit
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Wood Burning
# of Stories	1
Stories	1

### Exterior

Exterior	Stone/Rock
Exterior Features	Double Pane Windows, Additional Dwelling, Covered Patio, Deck/Balcony, Detached Quarters, Partial Fence, Partial Sprinkler

Lot Description	System, Storage Building/Shed, Mature Trees, Water Front Improved 1 - 2 Acres, Creek, Improved Water Front, Mature Trees (ext feat), Sloping, Water View, On Waterfront
Roof	Metal
Construction	Pre-Owned

### **School Information**

District	Boerne ISD
Elementary	Fabra
Middle	Boerne Middle N
High	Boerne

### **Listing Details**

Listing Office	Keller Williams Boerne
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