

\$599,900 - 8245 Colonial Woods, Boerne

MLS® #1540807

\$599,900

5 Bedroom, 4.00 Bathroom, 3,210 sqft
Residential on 0.68 Acres

Village Green, Boerne, TX

Close your eyes and imagine every morning waking up to the beauty of the Boerne hill country as you sip your coffee on your front porch and watch the deer roam. This gorgeous home in the Village Green has it all! Mature trees, an amazing almost 3/4 acre lot, and over 3200 sq. ft. of living space! As you drive up to the home you immediately see the curb appeal! The nicely manicured yard and beautiful double doors are irresistible. As you open the door you notice the amount of natural light that enters the home. The light colored wood tile flooring and white cabinets are breath taking. Downstairs you have a formal dining room, formal living room, and a nice size kitchen with granite countertops that opens up to the family room complete with built in shelving and a gas fireplace. You will also find one of the 5 bedrooms downstairs with its own private bath, perfect for guests or to use as a mother-in-law suite! Built in bar area, half bath and utility room are also downstairs. Upstairs you have a MASSIVE master suite with shower, tub, and double vanity sinks. The other 3 bedrooms are also very spacious and have large closets and share a nice size full bathroom. This home has an AMAZING backyard with a covered patio and lots of space for the kids and/or dogs to run around! Convenient 3 car detached garage and a nice driveway. Zoned to highly rated Boerne schools, easy access to Interstate 10 and within minutes of a grocery store, shopping and entertainment! This one



is a MUST SEE! Schedule your showing today!

Built in 2001

Essential Information

MLS® #	1540807
Price	\$599,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,210
Acres	0.68
Year Built	2001
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Pending

Community Information

Address	8245 Colonial Woods
Subdivision	Village Green
City	Boerne
County	Bexar
State	TX
Zip Code	78015-4941

Amenities

Amenities	Controlled Access, Pool
Pool	None

Interior

Interior	Two Living Area, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, All Bedrooms Upstairs, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets, High Speed Internet, Secondary Bedroom Down, Separate Dining Room
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook

Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Garage Door Opener, Smooth Cooktop, Electric Water Heater, Refrigerator, Security System (Owned), Wet Bar

Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room, Gas, Gas Logs Included
# of Stories	2
Stories	2

Exterior

Exterior	Stone/Rock
Exterior Features	Privacy Fence, Mature Trees, Covered Patio
Lot Description	On Greenbelt, 1/2-1 Acre, Cul-de-Sac/Dead End, Level, Mature Trees (ext feat)
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Van Raub
Middle	Boerne Middle S
High	Champion

Listing Details

Listing Office	eXp Realty, LLC
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