

\$599,000 - 202 S Brackenridge, Boerne

MLS® #1542922

\$599,000

3 Bedroom, 2.00 Bathroom, 1,621 sqft
Residential on 0.40 Acres

IRONS & GRAHAMS ADDITION, Boerne, TX

\$50,000 PRICE IMPROVEMENT...OPEN HOUSE SUNDAY 9/12/21 FROM 2-4 PM. Owner will entertain offers. Stop in and tour this beautiful home. Historic Downtown Boerne! This beautifully renovated/rebuilt home has kept that charm and feel of a cottage but has all of today's amenities and many custom upgrades. WATERFRONT PROPERTY, BEAUTIFULLY RECONSTRUCTED OLD BOERNE HOME, A RENOVATION FROM THE BARE BONES UP AND TRULY WELL DONE. ORIGINAL WOOD FLOORING, HIGH CEILINGS, CLAWFOOT TUB IN BATH W/ CHANDELIER, UPSCALE LIGHT FIXTURES THROUGHOUT, BRAND NEW KITCHEN, MASTER BEDROOM SANCTUARY HAS PRIVATE DECK FACING THE CREEK, (MORNING COFFEE ANYONE?) STAINED CONCRETE FLOORING IN MASTER & BONUS, OLD-WORLD FLOORING EVERYWHERE ELSE, WONDERFUL LARGE BONUS ROOM, FULLY FENCED, NEW WINDOWS AND DOORS, UPGRADED FIXTURES TO ENHANCE THE HISTORICAL FEEL. VERY UPPER CLASS. NEVER FLOODED. FRONT PORCH & WINE, LISTEN TO THE HAPPENINGS AND MUSIC IN DOWNTOWN BOERNE. GRAB A LITTLE BOERNE HISTORY. HOME IS ELEGANTLY POISED FOR A PERFECT BED & BREAKFAST. YOU'LL SEE. DO CALL & COME LOOK.



Essential Information

MLS® #	1542922
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,621
Acres	0.40
Type	Residential
Sub-Type	Single Family Detached
Style	Historic/Older, Split Level, Traditional
Status	Price Change

Community Information

Address	202 S Brackenridge
Subdivision	IRONS & GRAHAMS ADDITION
City	Boerne
County	Kendall
State	TX
Zip Code	78006-2212

Amenities

Amenities	Waterfront Access
Parking	Rear Entry, Side Entry
Is Waterfront	Yes
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Cable TV Available, Florida Room, High Speed Internet, Utility Room Inside
Appliances	Ceiling Fans, Chandelier, Dryer Connection, Dishwasher, Gas Water Heater, Ice Maker Connection, Microwave Oven, Self-Cleaning Oven, Stove/Range, Vent Fan, Washer Connection
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

Exterior

Exterior	Wood
Lot Description	Cul-de-Sac/Dead End, 1/4 - 1/2 Acre, City View, Creek, Creek - Seasonal, Corner, Gently Rolling, Level, Mature Trees (ext feat), Sloping, Unimproved Water Front, Water View, On Waterfront
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Fabra
Middle	Boerne Middle N
High	Boerne

Listing Details

Listing Office	Welcome Home Real Estate
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