

\$1,350,000 - 212 Upper Balcones Rd, Boerne

MLS® #1545315

\$1,350,000

5 Bedroom, 6.00 Bathroom, 2,464 sqft
Residential on 13.33 Acres

BOERNE, Boerne, TX

Currently AG Exempt and unrestricted 13 acres - this property offers easy access to IH-10 and boasts superb panoramic hill country views! Privately gated with long meandering drive to the improvements! Completely fenced with a 5 bedroom (2464 sq ft) one story home with upscale finishes including a fireplace, stained concrete floors, concrete counter tops and surround sound. The inviting wraparound 1400 sq ft porch offers a vast space for entertaining and relaxing! You will certainly want to start your mornings and end your days unwinding on a rocking chair while overlooking one of nature's finest views! **Additional building site with long range views.** 3600 sq ft shop/garage/RV /boat garage with plumbed and framed apartment. Six roll up doors including a motor coach access (12x14) with sewer hookup. Additional features include Fiber optics, Two 3800 gallon water storage tanks and a private gated entry.

Built in 2009

Essential Information

MLS® #	1545315
Price	\$1,350,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2



Square Footage	2,464
Acres	13.33
Year Built	2009
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary, Ranch, Texas Hill Country
Status	Active

Community Information

Address	212 Upper Balcones Rd
Subdivision	BOERNE
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	None
Parking	Detached, Oversized, Rear Entry, Side Entry, Tandem
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Study/Library, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Room, Telephone, Walk in Closets, Attic - Radiant Barrier Decking, Laundry Lower Level, Laundry Main Level, Shop
Appliances	Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Custom Cabinets, Water Softener (owned), Solid Counter Tops
Heating	Central, 1 Unit
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room, Wood Burning, Glass/Enclosed Screen, Heatilator, Stone/Rock/Brick

# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Metal Structure
Exterior Features	Patio Slab, Covered Patio, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees, Workshop, Ranch Fence
Lot Description	Ag Exempt, Hunting Permitted, Partially Wooded, Mature Trees (ext feat), Secluded, 5 - 14 Acres, County Vlew, Gently Rolling, Horses Allowed, Irregular
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Call District
Middle	Call District
High	Call District

Listing Details

Listing Office	San Antonio Portfolio KW RE
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