

\$1,900,000 - 201c Zoeller Ln, Boerne

MLS® #1546942

\$1,900,000

2 Bedroom, 2.00 Bathroom, 792 sqft
Residential on 4.07 Acres

N/A, Boerne, TX

1,000 +/- FT OF GUADALUPE RIVER FRONTAGE WITH A 30 FT DEEDED EASEMENT TO THE "BEACH AREA" ON THE ZOELLER LANE BRIDGE! THIS WATERFRONT PROPERTY IS SITUATED ON 4.868 +/- UNRESTRICTED ACRES AND FEATURES A MAIN HOME, A SMALL GUESTHOUSE "CASITA" AND YOUR VERY OWN CANTINA! PROPERTY ALSO FEATURES 2 STORAGE BUILDINGS. THE PRIME LOCATION OF THE PROPERTY GETS YOU TO WARING, COMFORT, SISTERDALE, BOERNE AND FREDERICKSBURG WITHIN A 30 MIN TIME FRAME WITH SAN ANTONIO BEING NO MORE THAN 45 MIN AWAY. THIS IS A GREAT INVESTMENT PIECE WITH IT'S EXISTING STRUCTURES, AS IT WOULD BE A GREAT INCOME PRODUCING PROPERTY FOR VRBO, AIRBNB ETC. OR A BEAUTIFUL PLACE TO CALL HOME.

Built in 1998

Essential Information

MLS® #	1546942
Price	\$1,900,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	792



Acres	4.07
Year Built	1998
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Active

Community Information

Address	201c Zoeller Ln
Subdivision	N/A
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Waterfront Access
Parking	None/Not Applicable
Is Waterfront	Yes
Pool	None

Interior

Interior	Liv/Din Combo, Study/Library, Shop, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Lower Level
Appliances	Washer Connection, Dryer Connection, Washer, Dryer, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Refrigerator, Dishwasher, Electric Water Heater, Private Garbage Service
Heating	Central
Cooling	One Central, 3+ Window/Wall
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Wood
Exterior Features	Covered Patio, Mature Trees, Additional Dwelling, Deck/Balcony, Partial Fence, Water Front Unimproved, Workshop
Lot Description	2 - 5 Acres, Guadalupe River, Mature Trees (ext feat), Partially Wooded, Riverfront, Secluded, Sloping, Unimproved Water Front, Water View, Water Access, On Waterfront

Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comfort ISD
Elementary	Comfort
Middle	Comfort
High	Comfort

Listing Details

Listing Office	Comfort Land & Homes
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