

# \$565,000 - 211 Leather Leaf, Boerne

MLS® #1549469

## \$565,000

5 Bedroom, 3.00 Bathroom, 3,140 sqft  
Residential on 0.22 Acres

ENGLISH OAKS, Boerne, TX

Location, Location, Location! No traffic access to I-10 via North Main. Walk to School, Skate Park, Main Street, Currey Creek Trailhead, Library, Mary's, KCSO & YMCA. Only home available in Custom home enclave in town, rare opportunity to buy. NO HOA, Large, Flexible, Refreshed, Treed and Pool. Original Owner downsizing w/ 2 in college. Welcoming, East-facing Family, Kitchen, Dining and Master + another bedroom w/full bath down (currently office). Floor to ceiling stone fireplace (Chimney fan installed 2019). Morning sun and cool evenings on flagstone patio with 8 large trees (just trimmed). Zars Pool (W/ LPP, weekly Zars maint). New Roof (KCR), Ext (stucco/trim/fence) painted. 2018 Kitchen Reno with Quartz, subway backsplash, Built-in GE(6k)fridge, 6 burner GAS,(5k) range, sink, faucet, pulls. Bosch Dwasher (2020), Advantium Micro, Both HVACS replaced. (5/18 & 2017?). Wood to stairs 2018. 3 beds, dual vanity bath + large game room upstairs. Fantastic Kids Space. Flexibility makes easy options for MULTI-GENERATIONAL/VIRTUAL WORK/HOMESCHOOL. FiberOptic internet. Carpet replaced upstairs 5/21. Water Softener. Epoxy Garage floor. Full sprinkler. SNOvid killed much front landscaping, all replaced and thriving. Downstairs trim, MBR/bath painted 7/21. Suburban fits in garage. Swing/safe don't convey. Have Survey. Some furniture & infrared sauna available for purchase. Electrician just installed new fans to



upstairs bedroom and (2) game room.  
Concrete floors throughout downstairs except  
MBR and Baths. Owner LREB.

Built in 2006

### **Essential Information**

MLS® #	1549469
Price	\$565,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,140
Acres	0.22
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Pending

### **Community Information**

Address	211 Leather Leaf
Subdivision	ENGLISH OAKS
City	Boerne
County	Kendall
State	TX
Zip Code	78006-2129

### **Amenities**

Amenities	None
Parking	Two Car Garage
# of Garages	2
Has Pool	Yes
Pool	In Ground Pool

### **Interior**

Interior	Two Living Area, Liv/Din Combo, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan,
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	Pull Down Storage
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Security System (Owned)
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	2

## Exterior

Exterior	Stucco
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Has Gutters, Mature Trees
Lot Description	Mature Trees (ext feat)
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Boerne ISD
Elementary	Curington
Middle	Boerne Middle N
High	Boerne

## Listing Details

Listing Office	Local Knowledge Realty
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