

# \$674,900 - 684 Dresden Wood Dr, Boerne

MLS® #1551542

## \$674,900

3 Bedroom, 2.00 Bathroom, 2,284 sqft  
Residential on 1.73 Acres

### DRESDEN WOOD, Boerne, TX

1.73 oak studded park like acres with a nicely updated 3/2 ranch style home await you. Property features include fully fenced and cross fenced, electric gate w/new motor, wrap around porch, fenced and covered breezeway connecting detached 2 car garage & home, small pond w/water feature, chicken coop, green house, magnolia, apple & peach trees, and fire pit sitting area. Inside you will find the master down, travertine tile & wood floors throughout, granite counters, stone fireplace in the large living room, stainless appliances, new skylights, large sunroom which could serve as an office, kids play area, exercise room, etc., 2 large secondary bedrooms are upstairs each with a built in desk space & 2 closets (lots of storage space) and a jack & jill bathroom between. Home has an alarm system & water softener. Well pump and pipes were replaced this year, septic pumped this year, exterior hardiboard replaced within last 3 years, HVAC replaced within last 5 years. NO CEDAR TREES! HOA w/very light restrictions, RV's ok. Great location convenient to Boerne & Spring Branch, 2 miles to Guadalupe State Park!

Built in 1987

### Essential Information

MLS® #	1551542
Price	\$674,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,284
Acres	1.73
Year Built	1987
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Ranch
Status	Active

### Community Information

Address	684 Dresden Wood Dr
Subdivision	DRESDEN WOOD
City	Boerne
County	Comal
State	TX
Zip Code	78006-5869

### Amenities

Amenities	None
Parking	Two Car Garage, Detached
Pool	None

### Interior

Interior	One Living Area, Eat-In Kitchen, Breakfast Bar, Florida Room, Skylights, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Laundry in Closet
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Electric Water Heater, Garage Door Opener, Solid Counter Tops, Private Garbage Service, Pre-Wired for Security
Heating	Central
Cooling	One Central, One Window/Wall
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	2

Stories 2

## Exterior

Exterior 4 Sides Masonry, Stone/Rock, Cement Fiber  
Exterior Features Patio Slab, Covered Patio, Double Pane Windows, Storage Building/Shed, Mature Trees, Ranch Fence, Special Yard Lighting  
Lot Description Corner, 1 - 2 Acres, Mature Trees (ext feat), Level, County Vlew  
Roof Metal  
Construction Pre-Owned  
Foundation Slab

## School Information

District Comal ISD  
Elementary Call District  
Middle Call District  
High Smithson Valley

## Listing Details

Listing Office Global Realty Group

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of the MLS of the San Antonio Board of Realtors®, and is updated as of September 10th, 2021 at 6:02pm CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.