

# \$465,000 - 115 Alder Woods, Boerne

MLS® #1553198

## \$465,000

3 Bedroom, 3.00 Bathroom, 2,398 sqft  
Residential on 0.16 Acres

THE WOODS OF BOERNE SUBDIVISIO, Boerne, TX

This immaculate one-story brick/stone home situated on a greenbelt, cul-de-sac lot is within walking distance to Main Street in Boerne! Open concept layout with plenty of large windows and a cozy stone fireplace is absolutely breathtaking in the living area. You will be impressed with the open kitchen which features, recessed lighting, designer lighting, center island, breakfast bar, updated cabinetry, gorgeous tiled backsplash, and breakfast nook! The extraordinary primary suite boasts magnificent large windows that provide plenty of natural light! Walk into the luxurious primary bath that offers impressive separate vanities, walk-in shower, and spacious garden tub! Step outside to your extended, stamped concrete patio overlooking a manicured backyard. Additional features include double built-in ovens, security system, water softener, gutters, sprinkler system & more. Conveniently located minutes away from shopping, dining, and I-10! Call us for more information. Same day showings available.

Built in 2015

## Essential Information

MLS® #	1553198
Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	2,398
Acres	0.16
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Pending

### Community Information

Address	115 Alder Woods
Subdivision	THE WOODS OF BOERNE SUBDIVISIO
City	Boerne
County	Kendall
State	TX
Zip Code	78006-2869

### Amenities

Amenities	Controlled Access
Parking	Two Car Garage, Attached
Pool	None

### Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Access only, Attic - Radiant Barrier Decking
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Double Ovens, Carbon Monoxide Detector, City Garbage service
Heating	Central, 1 Unit
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Stone/Rock/Brick, Gas, Living Room

# of Stories	1
Stories	1

## Exterior

Exterior	Brick, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees
Lot Description	Mature Trees (ext feat), Level, Cul-de-Sac/Dead End, On Greenbelt
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Boerne ISD
Middle	Boerne Middle N
High	Boerne

## Listing Details

Listing Office	Levi Rodgers Real Estate Group
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