

# \$295,000 - 238 Sabinas Creek Ranch Rd, Boerne

MLS® #1553466

## \$295,000

Bedroom, Bathroom,  
Lots and Acreage on 4.03 Acres

### SABINAS CREEK RANCH PHASE 1, Boerne, TX

One of the finest lots in Sabinas Creek Ranches hands down! 4.03 acres of beautiful Texas Hill Country with 100% of the lot being usable! This lot offers the best of both worlds with its' slightly elevated terrain, a large meadow and several mature oak trees sprinkled throughout with a larger group of them located towards the back of the property.

There are multiple excellent building sites throughout the property that offer privacy, views and useable land for all sorts of activities. The lot was recently cleared of unwanted cedars & brush and now looks impeccable! This lot allows for an easy building process as it is primarily very level throughout so no difficult or extensive foundation work should be required. Sabinas Creek Ranch is a newer acreage development in the highly popular Texas Hill Country town of Boerne, which offers superb schools, a hip/historic downtown and a great place to call home!



## Essential Information

MLS® #	1553466
Price	\$295,000
Acres	4.03
Type	Lots and Acreage
Sub-Type	Residential Lot and Acreage
Status	Active

## Community Information

Address	238 Sabinas Creek Ranch Rd
Subdivision	SABINAS CREEK RANCH PHASE 1
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### **Amenities**

Amenities	None
Utilities	Well Allowed, Electric, Telephone, Cable TV

### **Exterior**

Lot Description	Partial Cleared
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### **School Information**

District	Boerne ISD
Elementary	Curington
Middle	Boerne Middle N
High	Boerne

### **Additional Information**

Zoning	RESIDENTIAL
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### **Listing Details**

Listing Office	Hill Country Flat Fee Realty
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