

# \$748,000 - 43 Fm 3351 S., Boerne

MLS® #1554195

## \$748,000

4 Bedroom, 4.00 Bathroom, 3,826 sqft  
Residential on 3.29 Acres

Kendall Woods Estates, Boerne, TX

OH..the views of Boerne and the rolling Hill Country that surrounds can be yours from this magnificent, luxury property. The current owners recently completed extensive renovations inside and out, creating a move-in ready home with unforgettable details. Guests will be impressed from the moment they drive through the private, (electric) gated entry with rock columns and fencing. A handsome exterior is created by the elegant entry with beautiful, wraparound front porch and balcony - both amazing spots to enjoy the gorgeous views provided. As you enter, the private study with French doors as well as the large living area with corner, rock fireplace and granite-topped wet bar are stunning spaces you may never want to leave. Designed for convenience, the contemporary kitchen includes natural stone counters, large breakfast bar, glass tile backsplash, stainless steel farmhouse sink, built-in wine storage, and recently updated plumbing. Formal and casual dining areas create room for entertaining at any level, both perfect backdrops for festive celebrations! The master suite is downstairs and has outside access to the covered porch, dual walk-in closets, plus an expansive private bath. Upstairs there is a very large game room, three bedrooms, and two full baths. There's also a fun, flex-use space that may easily function as a craft/hobby room, home gym, play room, or whatever you like. This property also offers a large well house and storage building with the



same lovely rock exterior as the main home.  
Additional convenience is provided by the  
attached two-car garage and detached two-car  
garage with a cute garage apartment above.  
With room for a pool in the back yard, this  
listing is just missing you!

Built in 2000

**Essential Information**

MLS® #	1554195
Price	\$748,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,826
Acres	3.29
Year Built	2000
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional, Texas Hill Country
Status	Active

**Community Information**

Address	43 Fm 3351 S.
Subdivision	Kendall Woods Estates
City	Boerne
County	Kendall
State	TX
Zip Code	78006

**Amenities**

Amenities	None
Parking	Detached, Attached, Side Entry
Pool	None

**Interior**

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library,
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	Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Laundry Main Level, Walk in Closets, 1st Floor Lvl/No Steps
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Security System (Owned), Electric Water Heater, Solid Counter Tops, Double Ovens, Custom Cabinets, Private Garbage Service, Cook Top
Heating	Central, 2 Units, Heat Pump
Cooling	Three+ Central, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	2
Stories	2

## Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Covered Patio, Deck/Balcony, Privacy Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Mature Trees, Additional Dwelling, Bar-B-Que Pit/Grill, Detached Quarters, Garage Apartment, Stone/Masonry Fence, Wrought Iron Fence
Lot Description	County View, 2 - 5 Acres, City View, Horses Allowed, Level, Mature Trees (ext feat)
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Boerne ISD
Elementary	Herff
Middle	Voss Middle School
High	Boerne

## Listing Details

Listing Office	Coldwell Banker D'Ann Harper
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