

\$459,900 - 27426 Clematis Fls, Boerne

MLS® #1555623

\$459,900

4 Bedroom, 3.00 Bathroom, 2,462 sqft
Residential on 0.29 Acres

FALLBROOK - BEXAR COUNTY, Boerne, TX

This stunning 4-bedroom home is nestled on .3 acre in a quiet, family-friendly cul-de-sac, backs up to a greenbelt, and boasts a huge backyard with plenty of privacy and room for a pool. The dream kitchen has granite countertops, stainless steel appliances including gas range, plenty of storage, and a large island with lots of space for seating. There is no carpet in this home and additional features include a 3-car garage, automatic sprinklers, alarm system (owned), water softener (owned), sky-high ceilings both downstairs and up, and an exterior natural gas hookup for an outdoor grill or kitchen. With an open floor plan, tons of natural light, and large mature oak trees, this home is perfect for both entertaining and cozy nights in. The house has been meticulously maintained, and it shows. The beautiful, gated Fallbrook community offers a resort-style pool and playground, amazing neighbors, and is in the exemplary Boerne school district.

Built in 2018

Essential Information

MLS® #	1555623
Price	\$459,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,462



Acres	0.29
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Pending

Community Information

Address	27426 Clematis Fls
Subdivision	FALLBROOK - BEXAR COUNTY
City	Boerne
County	Bexar
State	TX
Zip Code	78015

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Pull Down Storage, Laundry Main Level, Walk in Closets, Loft
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Brick, Stone/Rock, 4 Sides Masonry
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Has Gutters, Mature Trees, Solar Screens
Lot Description	Cul-de-Sac/Dead End
Roof	Composition

Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Van Raub
Middle	Boerne Middle S

Listing Details

Listing Office	Home Team of America
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