

# \$1,325,000 - 23 Dodge Rd, Boerne

MLS® #1555777

## \$1,325,000

4 Bedroom, 4.00 Bathroom, 4,062 sqft  
Residential on 13.33 Acres

None, Boerne, TX

Wow, where to begin? Welcome to 23 Dodge Road in the highly desirable and acclaimed community of Boerne, Texas! You will be hard pressed to find a more stunning property on the market that offers what this one does.

Located on 13 ag. exempt/fenced/gorgeous acres, with numerous mature oak trees, two large pastures, an impeccable yard w/ lush landscaping, double gated, a secure high fence around an acre & a half of immediate yard for wildlife purposes and a stunning, custom designed house, this is one of the rare opportunities to call your true "Forever Home!"

Completed in 2007, this true custom home offers the perfect blend of quality, function, eye-popping appeal, an intelligent floor plan, class and space all in one. With over 4,000 SF, 4 bedrooms, 2.5 baths (another half bath is in the garage), a main floor master suite that offers privacy, a spacious loft upstairs ideal for movies & games, a huge fully screened sun room that offers incredible views of the backyard & beyond as well as a gourmet kitchen w/ built-in double ovens, perfectly designed to be a major focal point w/ superb views to the impressive backyard, this house and property has it all! Two water wells & a metal storage tank are in place to ensure plenty of water for the property with one of the wells being powered by a functional windmill. The pump house is constructed with large limestone rock and is impeccable inside. A new standing seam metal roof will be installed prior to closing to ensure a long life for the new



owner. The over-sized detached garage is very spacious inside and also has a half bathroom inside. This could be converted to an in-law suite or granny flat with little effort. The large laundry room is equipped with cabinets, a sink and tons of space. The rustic barn offers a ton of character, as well as some functionality for your outdoor hobbies. When people talk about finding a property that can truly be their last one, as well as creating memories for a lifetime while leaving a legacy for years to come, simply put 23 Dodge Road is that property.

Built in 2006

**Essential Information**

MLS® #	1555777
Price	\$1,325,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	4,062
Acres	13.33
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Active Option

**Community Information**

Address	23 Dodge Rd
Subdivision	None
City	Boerne
County	Kendall
State	TX
Zip Code	78006

**Amenities**

Amenities	None
Parking	Two Car Garage
Pool	None

## Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Loft, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Pull Down Stairs, Attic - Partially Floored, Florida Room
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, Double Ovens, Private Garbage Service, Self-Cleaning Oven, Wood Stove
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	2
Stories	2

## Exterior

Exterior	Stone/Rock, Siding
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Boerne ISD
Elementary	Kendall Elementary
Middle	Boerne Middle S

## Listing Details

Listing Office	Hill Country Flat Fee Realty
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