

\$440,000 - 26730 Camden Chase, Boerne

MLS® #1555999

\$440,000

4 Bedroom, 3.00 Bathroom, 2,441 sqft
Residential on 0.20 Acres

SABLECHASE, Boerne, TX

Immaculately maintained single-story home nestled on a quiet street just a short distance from the community park! The home is presented on a manicured lot with great curb appeal and a 3-car garage. Elegant ceramic tile flooring, a beautiful tray ceiling, and a stunning chandelier greet you as you step through the leaded-glass front door. The entry flows effortlessly into the formal dining room where you can host festive dinner parties. Gather with friends and family in the spacious living room complete with a ceiling fan and a large window with plantation shutters overlooking the backyard. The functional kitchen is sure to impress with gleaming granite countertops, 42" cabinetry, a center island for preparing meals, and quality stainless-steel appliances including a freestanding gas range! The primary bedroom features plush carpet flooring, a wall of windows offering fantastic backyard views, a generously sized walk-in closet, and a spa-like en-suite equipped with a double vanity, a walk-in shower, and a deep tub where you can soak and relax at the end of a long day. Three spacious secondary bedrooms and two full guest bathrooms complete the home. Enjoy outdoor living underneath the shade of the covered back patio or invite friends over to swim in the sparkling in-ground pool. Additional features include: Hurricane reinforced upgraded roof (8/19), a water heater with Econet and circulation pump (4/18), water softener, (4/18), HVAC system



with an MX4 air purifier and Ecobee thermostat (3/20), exterior paint (6/19), pool pump (10/18), and a home defense pest control. Conveniently located near shopping, restaurants, and entertainment - schedule a showing today!

Built in 2010

Essential Information

MLS® #	1555999
Price	\$440,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,441
Acres	0.20
Year Built	2010
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Pending

Community Information

Address	26730 Camden Chase
Subdivision	SABLECHASE
City	Boerne
County	Bexar
State	TX
Zip Code	78015-6572

Amenities

Amenities	Controlled Access, Pool, Park/Playground, Basketball Court, BBQ/Grill, Tennis
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	Separate Dining Room, Eat-In Kitchen, Island Kitchen, Utility Room
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Appliances	Inside, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, One Living Area, Attic - Attic Fan, Attic - Pull Down Stairs
	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Garage Door Opener, Plumb for Water Softener, Carbon Monoxide Detector, City Garbage service, Gas Water Heater, Ice Maker Connection, In Wall Pest Control, Refrigerator, Water Softener (owned), Security System (Owned)
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

Exterior

Exterior	Brick
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees
Lot Description	On Greenbelt
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Fair Oaks Ranch
Middle	Boerne Middle S
High	Champion

Listing Details

Listing Office	Realty San Antonio
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