

# \$649,990 - 145 Cool Rock, Boerne

MLS® #1556156

## \$649,990

4 Bedroom, 3.00 Bathroom, 2,689 sqft  
Residential on 0.27 Acres

ESPERANZA - KENDALL COUNTY, Boerne, TX

Corner lot! The Hillsboro is a one-story plan, featuring open concept living with four bedrooms all with walk in closets, three full bathrooms, large family room with a fireplace, and study. The kitchen features built in Whirlpool appliances, Zephyr canopy hood and oversized island with room for bar seating. This home has a covered extended patio with gas stub for the future outdoor kitchen. Primary suite includes a primary bath with stand-alone tub and separate vanities. This home includes a 3-car swing in. The primary will have a 2-car bay and off the laundry room will be the single bay. Mud room off three-car garage.

Built in 2021

## Essential Information

MLS® #	1556156
Price	\$649,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,689
Acres	0.27
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional, Texas Hill Country
Status	Active



## Community Information

Address	145 Cool Rock
Subdivision	ESPERANZA - KENDALL COUNTY
City	Boerne
County	Kendall
State	TX
Zip Code	78006

## Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, Basketball Court
Parking	Attached
Pool	None

## Interior

Interior	Two Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Attic - Attic Fan
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Pre-Wired for Security, Attic Fan, Gas Water Heater, Garage Door Opener, In Wall Pest Control, Plumb for Water Softener, Solid Counter Tops, Carbon Monoxide Detector, City Garbage service
Heating	Central
Cooling	One Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	1

## Exterior

Exterior	Brick, 4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows, Has Gutters
Lot Description	Corner, 1/4 - 1/2 Acre, Level

Roof	Composition
Construction	New
Foundation	Slab

### **School Information**

District	Boerne ISD
Elementary	Herff
Middle	Boerne Middle N
High	Boerne

### **Listing Details**

Listing Office	Details Communities, Ltd.
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