

# \$625,000 - 27607 Heritage Pass, Boerne

MLS® #1558770

## \$625,000

4 Bedroom, 4.00 Bathroom, 3,742 sqft  
Residential on 0.57 Acres

LIMESTONE RANCH, Boerne, TX

Wow! Awesome sunset VIEWS in this 3,742 SF, 4 bed, 4 full bath, private study (can be 5th bedroom) & large game room upstairs with a full bath & wet bar located on over a half an acre in the highly desirable & gated community of Limestone Ranch (Boerne schools). Beautiful wood flooring greets you upon entering this 4 sided masonry home, as well as the formal living room & spacious dining room. As you enter the kitchen & family room, you will be drawn to the extensive views of the backyard & beyond. The spacious kitchen is the focal point & opens perfectly to the large family room, creating a great room experience.

The main floor master suite is not only spacious, but also offers plenty of privacy from the other two main floor guest bedrooms. The upstairs is like a whole other house with it's massive game room, full bath, wet bar and over-sized guest bedroom w/ it's own private outdoor balcony. The interior was just recently painted a perfect light gray color and the rear deck was also recently painted. You will be hard pressed to find a house with these features, views, lot size, space & layout in this same price range in Boerne ISD!

Built in 2007

## Essential Information

MLS® #	1558770
Price	\$625,000



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Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,742
Acres	0.57
Year Built	2007
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Pending

### **Community Information**

Address	27607 Heritage Pass
Subdivision	LIMESTONE RANCH
City	Boerne
County	Bexar
State	TX
Zip Code	78006

### **Amenities**

Amenities	Controlled Access, Park/Playground, BBQ/Grill
Parking	Two Car Garage, Attached
Pool	None

### **Interior**

Interior	Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Attic - Partially Floored, Three Living Area
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Gas Grill, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Private Garbage Service, 2+ Water Heater Units, Wet Bar
Heating	Central, Heat Pump, 2 Units
Cooling	Heat Pump, Two Central
Fireplace	Yes
# of Fireplaces	1

Fireplaces	One, Family Room, Wood Burning, Gas Starter
# of Stories	2
Stories	2

## **Exterior**

Exterior	Brick, Stone/Rock, Cement Fiber
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

## **School Information**

District	Boerne ISD
Elementary	Van Raub
Middle	Boerne Middle S

## **Listing Details**

Listing Office	Hill Country Flat Fee Realty
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