

# \$545,000 - 8830 Shady Gate, Boerne

MLS® #17917

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## \$545,000

4 Bedroom, 3 Bathroom, 3,104 sqft  
Residential

### FRONT GATE, Boerne, TX

Welcome your buyer home to their new Residential retreat complete with Kieth Zars custom pool, waterfall and lush landscaping. This "as new" immaculate corner residence has upgrades galore, including scraped hardwood floors, double oven, his and hers closets and vanities in the Master Bath with a large walk in shower and separate bath. From custom wainscott in the office to a fully pre-wired media room, this Ashton Woods beauty boasts 12 foot ceilings in the living room along with Fireplace and gas igniter. The gorgeous open kitchen includes beautiful granite counter tops, subway tile back splash, gas cook top and custom cabinetry. Back outside, the pool is surrounded with several levels for relaxing or entertainment, including an area for a fire pit or private chaise lounging. The outdoor kitchen will be a big hit as well. Extra storage and energy efficiency are also part of the package. The garage on this home includes overhead storage, full insulation and a finished garage floor. Combine that with double insulated windows and high efficiency HVAC to decrease operating costs. Schedule your showing today. This beauty will sell quickly.



Built in 2015

## Essential Information

MLS® #	1464546
Price	\$545,000

Bedrooms	4
Bathrooms	3
Full Baths	3
Square Footage	3104
Year Built	2015
Type	Residential
Status	Sold

### **Community Information**

Address	8830 Shady Gate
Subdivision	FRONT GATE
City	Boerne
Province	TX
Postal Code	78015-4774

### **Interior**

Stories	1
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### **Exterior**

Lot Size	0.22
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### **School Information**

District	Boerne ISD
Elementary	Kendall Elementary
Middle	Boerne Middle S

### **Additional Information**

Agent	Judy Garmoe
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