



KELLER WILLIAMS BOERNE

1705 Waterstone Parkway

Builder was Genesis Custom Homes, an award winning Parade of Homes builder.

3,579 Square Feet

3 Bedrooms

3 Bathrooms

9.81 Acres

600 ft of Guadalupe River Frontage

Two Guadalupe River Parks within the subdivision

Recent Improvements and Upgrades- Completed April 2022 by Cadillac Custom Homes

Total: \$307,250

INTERIOR-RECENT UPGRADES

- Complete kitchen remodel including \$45,000 of new appliances - \$150,000
 - Alder Cabinetry by Chaparral Cabinet Company
 - Allure countertops
 - Under cabinet lighting
 - Bertazzoni appliances: Refrigerator will have the refrigerator/freezer combination as seen in the second photo, but have the wine refrigerator in the center as seen in the third photo. Please see the rendering in additional documents of the actual layout.



- Tile entire house except for the master bath and master closet - \$40,000
- Remove heavy trowel texture and re-paint entire interior including all ceiling and closets - \$30,000
- New fans and lighting throughout - \$10,000
- New toilets throughout - \$1,000
- Install kitchen RO system (to faucet as well as to the freezer ice maker) - \$1,250

EXTERIOR-RECENT UPGRADES

- Creation of a backyard - add fence, sod, sprinkler system and remove trees to create a view of the pasture - \$30,000
- Had an arborist come trim all the trees - \$5,000
- Had 2 custom oversized horse stalls completed in barn area - \$10,000
- Complete new water system including new 420' well, booster pump and expansion tank - \$30,000

OTHER HOME FEATURES

Great Room:

- BEAUTIFUL water feature inside
- 30 ft ceilings
- Custom wood spiral staircase leading to upstairs loft and 2nd level wrap around patio
- Double sided fireplace from great room to breakfast room/breakfast area

Throughout Home:

- Central Light System, programmable lights
- Walk in attic with attic fans
- HEPA filter throughout
- Two tankless water heaters
- Anderson double pane, insulated windows-Casement windows
- New tile floors
- Whole house attic fan
- 3 operable VeLux skylights with solar blinds

Master Suite

- Breakfast bar with sink
- Exercise area/ Sitting room
- Double sided fireplace from bedroom to master bathroom
- Laundry room connected to master closet with sink
- Master closet
 - 3 sections to master closet- a dream come true!
 - floor to ceiling shelving and built in dresser with granite top
- Beautiful freestanding bathtub

Guest Wing:

- 2nd laundry room for stackable washer and dryer and fold out ironing board
- Two bedrooms, one with en suite

Pool & Ground Level Deck

- Negative edge pool
- Two rainfall features
- Fireplace
- 7 outdoor fans
- Approximately 1200 sf

2nd Level Deck:

- 3 outdoor fans
- 2nd level deck is approximately 1100 sf
- 2nd level deck has outdoor sink and kitchen area

Other Recent Upgrades:

- 2017 new roof, gutters, downspouts, & fascia
- New garage doors
- New outdoor fans
- New bathroom fixtures

Other Property Features:

- Oversized four car garage-53 ft x 30 ft
- Barn-storage, tack room, & well pump room, with new custom stalls
- Pipe Rail fenced pasture
- Piped to river for future power and pumps at river
- Incredible river frontage with open pasture to living quarters
- 9.81 acres and 606 feet of river frontage.