

HOME FEATURES

1496 GUADALUPE BEND, BOERNE, TX 78006

PROPERTY DETAILS

- 7.78 acres
- Gated community of Waterstone
- River frontage on the Guadalupe River
- 4,256 square feet
- 4 bedrooms
- 3.5 bathrooms
- Circle drive

UPGRADES/IMPROVEMENTS

- Circle driveway recently resurfaced
- Built in cabinets and shelves in the living area
- Floor to ceiling built in cabinets and bookshelves in the den
- Plank wood ceilings in living area
- Heated floors in primary bathroom and secondary downstairs bathroom
- Plantation shutters throughout downstairs
- Indoor workshop with AC, sink and work station

EXTERIOR

- Expansive covered patio with flagstone and maintenance free decking
- Pool with waterfall and rock accents
- Fire-pit area
- 20x11 workshop with AC, water, electricity, and a garage door and exterior door for easy access
- Greenhouse
- 2 concrete holding tanks