

HOME FEATURES

204 Rio Colorado, Boerne, TX 78006

Property Details

- Located in the coveted community of Waterstone
- 3.13 acres
- One and a half story home with 4,135 square feet of living space
- 4 bedrooms
- 3.5 bathrooms

Interior Features

- Large living room with a gorgeous fireplace stretching from floor to ceiling
- Kitchen featuring gas cooking, an island, walk-in pantry, and bar seating
- Spacious Primary Suite includes exterior access and an ensuite featuring a double vanity, garden tub and walk in shower

Exterior Features

- Expansive covered back porch with wood beams
- Pool finished in January of 2018 featuring a sun shelf, waterfall and a “kid catch” cover
- 1,100 square foot finished out man cave that is fully air conditioned, foam filled and includes a half bath
- Front and backyard in-ground sprinkler system
- Landscape lighting

Exterior Features

- 2 new HVAC (June 2023)
- 2 new water heaters
- New roof (2016)
- New water softener
- Surround sound

The Community

- Exclusive access to 2 river parks with private access to the Guadalupe River.
- Convenient to San Antonio, Boerne, and Spring Branch
- Zoned for the highly esteemed Boerne ISD schools