

# \$1,099,900 - 145 Western Justice, Boerne

MLS® #1851206S

**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 3,068 sqft

Residential on 1.00 Acres

GEORGE'S RANCH, Boerne, TX

READY FOR MOVE-IN! Featured on a 1 acre homesite. Front porch opens into the entryway with a 12-foot tray ceiling. Hardwood floors throughout living areas. The hallway off the entry features a half-bathroom and dual access to the utility room. The three secondary bedrooms all feature their own walk-in closets. A Hollywood bathroom and linen closet is shared in the space. The family room is the center of the home and boasts a wood mantel fireplace, a sliding glass door, and access to the extended backyard covered patio. The dining area connects the space to the kitchen with an island that has built-in seating, two wall ovens, 6-burner gas range top and plenty of counter space. French doors lead into the game room which is off the dining space. The primary bedroom allows in ample natural light from the wall of windows. Double doors lead into the bathroom which hosts dual vanities, a freestanding tub, glass enclosed shower, two walk-in closets, and additional access to the utility room. The mud room and walk-in pantry are off the three-car garage.

Built in 2025

## Essential Information

MLS® #	1851206S
Price	\$1,099,900
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	3,068
Acres	1.00
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Texas Hill Country
Status	Active
Pool Description	None

### Community Information

Address	145 Western Justice
Area	2502
Subdivision	GEORGE'S RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### Amenities

Amenities	Jogging Trails, Controlled Access
Parking	Attached
# of Garages	3

### Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Game Room
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Pre-Wired for Security, Garage Door Opener, Plumb for Water Softener
Heating	Central
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, One, Wood Burning

# of Stories	1
Stories	1

### **Exterior**

Exterior	4 Sides Masonry, Stone/Rock, Siding, Stucco
Exterior Features	Covered Patio, Sprinkler System, Has Gutters
Lot Description	1 - 2 Acres, County Vlew, Corner, Irregular
Roof	Heavy Composition
Construction	New
Foundation	Slab

### **School Information**

District	Boerne
Middle	Voss Middle School
High	Champion

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	203
HOA Fees	770
HOA Fees Freq.	Annually
Gated Community	Yes