

\$1,275,000 - 1409 Waterstone, Boerne

MLS® #1877711S

\$1,275,000

4 Bedroom, 3.00 Bathroom, 3,057 sqft

Residential on 3.96 Acres

Waterstone on the Guadalupe, Boerne, TX

Classy yet rustic custom 3 bedroom + study 3059 sf single-story Bruce Baker home in the sought-after gated subdivision of Waterstone on the Guadalupe just minutes outside of Boerne, Texas! Nestled in ancient oaks, this 3.96 acre oasis with spring-fed brooks on its property boundary boasts a 1,450 sf detached workshop with a kitchen, full bath, covered patio, and party bar with overhead door that could easily be divided into an apartment with plenty of workshop space left over for hot rods, woodworking and so much more. The main house offers soaring ceilings over acacia wood floors that flow from room to room. Massive sliding patio doors in the living room open to a tree-lined, covered back patio with a rock fireplace fired by gas logs. Enjoy the inviting front porch, accent yard lighting, and elaborate yet low-maintenance landscaping. Down the back path to the lower acreage is the 24x20 concrete and metal covered party pavilion complete with a gas bbq grill, serving area, picnic table and lighting. This private park-like retreat is nestled in with a Historically Designated and well-documented Indian kitchen! A custom designed 38,000 gal water storage and catchment and filtration system seamlessly supplies the property with excellent water. Speaking of water - the neighborhood boasts 2 private waterparks on the Guadalupe River. Kayak or float from the North Park to the South Park over a 4 mile stretch with swimming, fishing and a rope swing. It's time to retreat to your Texas Hill Country paradise...



Built in 2018

Essential Information

MLS® #	1877711S
Price	\$1,275,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,057
Acres	3.96
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active
Pool Description	None

Community Information

Address	1409 Waterstone
Area	2503
Subdivision	Waterstone on the Guadalupe
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Waterfront Access, Park/Playground, BBQ/Grill, Lake/River Park
Parking	Two Car Garage, Attached, Side Entry, Oversized
# of Garages	2

Interior

Interior	One Living Area, Liv/Din Combo, Separate Dining Room, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Shop, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In

Oven, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, 2+ Water Heater Units, Private Garbage Service

Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Logs Included, Gas
# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Double Pane Windows, Has Gutters, Special Yard Lighting, Mature Trees, Detached Quarters, Wire Fence, Workshop
Lot Description	County Vlew, 2 - 5 Acres, Partially Wooded
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Voss Middle School
High	Boerne

Additional Information

Date Listed	June 20th, 2025
Days on Market	144
HOA Fees	715
HOA Fees Freq.	Annually
Gated Community	Yes