

\$599,000 - 444 Herff St, Boerne

MLS® #1849586

\$599,000

3 Bedroom, 3.00 Bathroom, 2,277 sqft

Residential on 0.10 Acres

IRONS & GRAHAMS ADDITION, Boerne, TX

Seller is willing to contribute up to \$10,000 towards buyer's expenses or a rate buydown. This home is less than 1/4 mile from the heart of the Hill Country Mile in downtown Boerne. The Hill Country Mile consists of colorful store fronts and historic buildings on Main St that house Boerne's shops, restaurants, craft breweries, coffee shops and more. The official Google walking time to Main St is 5 minutes, but we easily walked in in 3.5 minutes. This townhome is a rock and stucco 3 bedroom, 2.5 bath. It is the corner unit and the only unit with a side yard and pergola. Inside you will find a spacious open floor plan with the living room, kitchen dining room and half bath occupying the first floor. 9' ceilings add to the open, airy feel. Crown molding and wood floors add a touch of elegance. The kitchen features 42" cabinetry, granite countertops and a gas range. The second level consists of the master suite and two additional bedrooms. The master suite is quite large, with generous square footage allotted to the bedroom, walk in closet, bath and even the walk in shower. A balcony off the master suite provides an opportune place to enjoy morning coffee or an evening beverage. Additional features include a metal roof and an attached 2-car garage with overhead storage. This townhome is a must see and with its close proximity to walking trails and Main St Boerne! (This property is listed For Sale or For Lease.)

Built in 2002



Essential Information

MLS® #	1849586
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,277
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Townhome
Style	Two Story
Status	Active

Community Information

Address	444 Herff St
Area	2508
Subdivision	IRONS & GRAHAMS ADDITION
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	None
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Breakfast Bar, Walk-In Pantry, All Bedrooms Upstairs, High Ceilings, Open Floor Plan, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Gas Cooking, Refrigerator, Water Softener (owned), Gas Water Heater, City Garbage service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable

# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Covered Patio, Deck/Balcony, Wrought Iron Fence
Lot Description	Corner
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Fabra
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	March 19th, 2025
Days on Market	229
HOA Fees	0.00

Listing Details

Listing Agent	Kam Walker
Listing Office	Keller Williams City-View

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