

\$540,000 - 26815 Tulip Mdw, Boerne

MLS® #1850944

\$540,000

4 Bedroom, 4.00 Bathroom, 3,106 sqft

Residential on 0.14 Acres

FALLBROOK - BEXAR COUNTY, Boerne, TX

Welcome to this stunning, well-maintained home with soaring 20ft ceilings in the desirable Fallbrook community in Boerne with resort-style amenities! Ideally located off I-10, you'll enjoy easy access to downtown Boerne and The Rim or La Cantera in San Antonio, all while living in a peaceful, gated neighborhood with a pool, splash zone, playground, and park for the whole family to enjoy. Step through the freshly stained front door into a grand entryway with architectural accents. Wood and tile flooring throughout the first floor offer cleaning convenience and durability. The massive Chef's kitchen is a standout, featuring beautifully stained wood cabinets, stainless steel appliances, a huge island and granite countertops complemented by a warm mosaic tile backsplash. With gas cooking, a large walk-in pantry and tons of storage, this space is perfectly designed for beauty and function - making meal prep or entertaining a breeze. The kitchen opens to your large, inviting living room with massive ceilings. Just outside, your living space extends to a beautiful screened-in patio with a TV, a stained wood ceiling and stamped concrete flooring for an elegant touch that feels and looks like stone - perfect for alfresco living. Better yet - leave your worries (and your mower) elsewhere with your xeriscaped backyard featuring high-end turf with gravel accents giving you a green, water-efficient oasis to enjoy year-round under the shade of your mature oaks. Back inside, the primary suite on the first floor features a



spa-like bath with dual sinks, tons of counter space, a large soaking tub, and a beautifully tiled shower along with a massive walk-in closet. Upstairs, you're greeted by a huge loft accented by decorative iron spindle railings for an elegant and versatile space with lots of natural light that could be perfect as a second living area or a game room. Just off the loft awaits a reading nook, a full bathroom and a large secondary bedroom (which could easily be converted into a second private suite, if preferred). The other two bedrooms are generous in size with tall ceilings, larger closets and a jack and jill bathroom with two private sinks. Additional upgrades include a water softener system and a security system with cameras. The home even has smart auto-locks on the front door and garage door for added security and peace of mind. This home's thoughtful upgrades, prime location and Fallbrook's top-tier amenities make this home an exceptional find at a great price!

NOTE: The seller is willing to paint the kitchen cabinets white & the living room/kitchen walls & ceilings a lighter color if preferred by a buyer (with an acceptable offer). A mockup of white cabinets with an eggshell color paint is shown in the photos for reference.

Built in 2014

Essential Information

MLS® #	1850944
Price	\$540,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,106
Acres	0.14
Year Built	2014

Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional, Texas Hill Country
Status	Active

Community Information

Address	26815 Tulip Mdw
Area	1006
Subdivision	FALLBROOK - BEXAR COUNTY
City	Boerne
County	Bexar
State	TX
Zip Code	78015

Amenities

Amenities	Controlled Access, Pool, Park/Playground, Jogging Trails
Parking	Two Car Garage
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Game Room, Loft, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Lower Level, Laundry Room, Telephone, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Private Garbage Service
Heating	Central, 1 Unit
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, 4 Sides Masonry, Stone/Rock
Exterior Features	Covered Patio, Deck/Balcony, Privacy Fence, Sprinkler System, Double

	Pane Windows, Mature Trees, Screened Porch
Lot Description	On Greenbelt, Mature Trees (ext feat), Level, Sloping, Xeriscaped
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Fair Oaks Ranch
Middle	Boerne Middle S
High	Champion

Additional Information

Date Listed	March 19th, 2025
Days on Market	229
HOA Fees	450.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Diana Martinez
Listing Office	Keller Williams Heritage

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