

\$545,000 - 226 Champion Blvd., Boerne

MLS® #1855179

\$545,000

5 Bedroom, 5.00 Bathroom, 3,579 sqft

Residential on 0.18 Acres

CHAMPION HEIGHTS - KENDALL COU,
Boerne, TX

SELLER WILLING TO HELP WITH RATE BUY DOWN. Stunning 5 bedroom 4.5 bath home in the desirable Champion Heights neighborhood, across the street from the park and playground. Also close to Main Street Boerne for those fun small town events. This expansive beauty features new carpeting upstairs with fresh paint throughout. The main level boasts beautiful hardwood floors, an open kitchen with granite countertops and plenty of cabinets perfect for entertaining. A formal dining room, office and the primary bedroom are all conveniently located on the first floor. There is also a 2nd bedroom on the first floor allowing for more versatility. Upstairs, you'll find a huge game room along with 3 additional spacious bedrooms, including 2 with shared Jack and Jill bathrooms. Enjoy cozy evenings by the gas fireplace in the family room. Step outside to a covered back patio or front porch for outdoor relaxation.

Built in 2016

Essential Information

MLS® #	1855179
Price	\$545,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1



Square Footage	3,579
Acres	0.18
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional, Texas Hill Country
Status	Active

Community Information

Address	226 Champion Blvd.
Area	2506
Subdivision	CHAMPION HEIGHTS - KENDALL COU
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Park/Playground
Parking	Two Car Garage
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Attic - Partially Finished
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector, 2+ Water Heater Units, City Garbage service, Central Distribution Plumbing System
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room, Gas Starter
# of Stories	2.0

Stories	2
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Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Middle	Boerne Middle S
High	Boerne

Additional Information

Date Listed	April 3rd, 2025
Days on Market	214
HOA Fees	450.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kathy Budde
Listing Office	Keller Williams Boerne

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