

\$405,000 - 113 Clear Water, Boerne

MLS® #1863094

\$405,000

3 Bedroom, 3.00 Bathroom, 2,429 sqft

Residential on 0.17 Acres

TRAILS OF HERFF RANCH, Boerne, TX

Discover this recently renovated and move-in ready home in the beautiful Trails of Herff Ranch community. Tucked away on a quiet cul-de-sac, it features fresh paint and luxury vinyl plank flooring throughout, creating a bright, open layout ideal for both relaxed living and entertaining. The kitchen shines with sleek quartz countertops and connects seamlessly to the dining and living spaces, making it the heart of the home. Step outside to a large, level yard with a full sprinkler system and a private, fenced backyard-perfect for children, pets, or evenings outdoors. Families will love the convenience of walking to Cibolo Creek Elementary, Champion High School, and neighborhood amenities-all within the top-rated Boerne ISD.

Built in 2008

Essential Information

MLS® #	1863094
Price	\$405,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,429
Acres	0.17
Year Built	2008
Type	Residential



Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	113 Clear Water
Area	2502
Subdivision	TRAILS OF HERFF RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Pool, Park/Playground, Jogging Trails, Basketball Court
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Loft, Utility Room Inside, All Bedrooms Upstairs, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Upper Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Vent Fan, Garage Door Opener, Solid Counter Tops, City Garbage service
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, 4 Sides Masonry, Stone/Rock, Cement Fiber
Exterior Features	Covered Patio, Privacy Fence, Wrought Iron Fence, Sprinkler System, Double Pane Windows
Lot Description	Cul-de-Sac/Dead End, Level

Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Middle	Voss Middle School
High	Champion

Additional Information

Date Listed	September 18th, 2025
Days on Market	46
HOA Fees	306.00
HOA Fees Freq.	Semi-Annually

Listing Details

Listing Agent	Sara Garcia
Listing Office	Phyllis Browning Company

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