

\$555,000 - 8623 Carmel Rose, Boerne

MLS® #1863509

\$555,000

3 Bedroom, 3.00 Bathroom, 2,907 sqft

Residential on 0.16 Acres

NAPA OAKS, Boerne, TX

Welcome home! This dreamy home is located in a cul-de-sac, where luxury and comfort is your everyday. This meticulously maintained, lightly lived in home boasts an open concept living with the primary bedroom and a dedicated office space located downstairs. The living room has a gas fireplace, wood-tile flooring and large windows allowing the light to shine through. The wood tile flooring flows throughout most of the downstairs allowing clean lines and easy maintenance. The kitchen is amazing and has gas cooking, tons of cabinetry, large island for prep and a coffee and breakfast bar. The dining space is perfect for gathering with family and friends and opens to the outdoor patio where entertainment extends. The primary bedroom is private and has a spacious en-suite bathroom, with double vanities, soaking tub and walk in shower. The primary closet is oversized to fit all the clothes and shoes you could ever want! Upstairs you'll find a multi-purpose game room/media space, additional bedrooms and bathroom, ensuring ample space for both relaxation and entertainment. 3 car garage, Culdesac and a fantastic location in the gated neighborhood! Boerne ISD along with easy access to The Rim, Shopping and downtown Boerne. Come and see this beautiful home today! This home is perfect and ready to enjoy all things to entertain and celebrate Mom on Mother's Day! Schedule your showing today.

Built in 2019



Essential Information

MLS® #	1863509
Price	\$555,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,907
Acres	0.16
Year Built	2019
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Mediterranean
Status	Active

Community Information

Address	8623 Carmel Rose
Area	1006
Subdivision	NAPA OAKS
City	Boerne
County	Bexar
State	TX
Zip Code	78015-2110

Amenities

Amenities	Controlled Access, Pool, Park/Playground
Parking	Attached
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, 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, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Garage Door Opener, Plumb for Water Softener, Gas Water Heater, Private Garbage Service, Water Softener (owned)
Heating	Central, 1 Unit

Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room, Gas
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Mature Trees
Lot Description	Cul-de-Sac/Dead End, Mature Trees (ext feat)
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Van Raub
Middle	Boerne Middle S
High	Champion

Additional Information

Date Listed	May 2nd, 2025
Days on Market	186
HOA Fees	173.65
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Amy Boehm
Listing Office	Keller Williams Boerne

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 5th, 2025 at 4:36am CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.