

\$562,900 - 233 Branson Falls, Boerne

MLS® #1877091

\$562,900

4 Bedroom, 3.00 Bathroom, 3,045 sqft

Residential on 0.22 Acres

REGENT PARK, Boerne, TX

OPEN HOUSE SUNDAY 8/24 FROM 12PM-2PM PRICED BELOW MARKET VALUE!! Located in the sought-after Regent Park neighborhood, this well-designed home offers a functional layout with plenty of space for everyday living. As you enter, you're welcomed by high ceilings that create an open and airy feel. To the right is a dedicated office-ideal for working from home or studying. To the left, two guest bedrooms share a convenient Jack and Jill bathroom. The main living area features a spacious open floor plan, including a separate dining room and a comfortable living room with a floor-to-ceiling stone gas fireplace. The adjacent island kitchen offers gas cooking, plenty of cabinet storage, a walk-in pantry, and a designated breakfast area. The primary bedroom is generously sized and includes an en suite bathroom with separate vanities, a glass walk-in shower, soaking tub, and a large walk-in closet. A media room, which can also function as a fourth bedroom, comes equipped with built-in speakers and has a half bathroom attached. Out back, enjoy the covered patio, privacy fence, and a good-sized yard-great for relaxing or outdoor activities. Additional features include a laundry room and an oversized two-car garage, offering extra storage space. This home offers practical living in a great location-schedule your showing today!

Built in 2017



Essential Information

MLS® #	1877091
Price	\$562,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,045
Acres	0.22
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	233 Branson Falls
Area	2501
Subdivision	REGENT PARK
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

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

Interior

Interior	One Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Media Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Security System (Owned), Gas Water Heater, Garage Door Opener,

	Solid Counter Tops
Heating	Central, 1 Unit
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Gas Logs Included, Gas
# of Stories	1.0
Stories	1

Exterior

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

School Information

District	Boerne
Elementary	Kendall Elementary
Middle	Boerne Middle S
High	Champion

Additional Information

Date Listed	June 19th, 2025
Days on Market	138
HOA Fees	900.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kevin Best
Listing Office	San Antonio Portfolio KW RE

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