

\$494,000 - 153 Rattlesnake Bluff, Boerne

MLS® #1877785

\$494,000

5 Bedroom, 4.00 Bathroom, 3,450 sqft
Residential on 0.20 Acres

TRAILS OF HERFF RANCH, Boerne, TX

Welcome home! Boasting over 3400 square feet, this expansive 5/3.5, located in the coveted Trails of Herff Ranch, in Boerne, Texas is an awesome opportunity for you and your family! This popular floor plan features a primary suite downstairs, a home office, and an open concept living, dining, and kitchen area perfect for entertaining or for holiday gatherings with family. The kitchen features a double oven, electric cooktop, built in microwave, 42" cabinets, tile backsplash, and a large island with an eating area and sink. Retreat upstairs to a spacious entertaining area with endless possibilities as a media room, game room, etc... The additional 4 bedrooms are also located upstairs with a shared bath and one of the 4 is an en-suite, perfect for a short stay of the in-laws. Additional home features include a brick faced gas fireplace, 9' ceilings (downstairs), dual zone HVAC (one unit for upstairs and a unit for downstairs)and a three car garage! You read that correctly, more storage space in your very own third car bay! You can also enjoy a tree shaded backyard. Neighborhood amenities include a swimming pool, playground, basketball court, and walking trails. Area attractions include the many restaurants, shops, bars and breweries, and wine rooms of downtown Boerne. Outdoor enthusiasts will enjoy Boerne Lake and Boerne City Park (providing opportunities for kayaking, fishing and picnicking) the Cibolo Center For Conservation, and the Cibolo Trail



System for Hiking and biking. A hospital and medical offices are also located nearby.
Welcome to the Gateway to the Texas Hill Country, Boerne, Texas!

Built in 2011

Essential Information

MLS® #	1877785
Price	\$494,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,450
Acres	0.20
Year Built	2011
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	153 Rattlesnake Bluff
Area	2502
Subdivision	TRAILS OF HERFF RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Pool, Park/Playground, Sports Court
Pool	None

Interior

Interior	Two Living Area, Island Kitchen, Study/Library, Game Room, Utility Room Inside, Open Floor Plan, Laundry Main Level
Appliances	Ceiling Fans, Washer Connection, Dryer Connection

Heating	Central, Heat Pump
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, 3 Sides Masonry
Exterior Features	Patio Slab, Privacy Fence, Storage Building/Shed
Lot Description	Corner
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Middle	Voss Middle School
High	Champion

Additional Information

Date Listed	June 21st, 2025
Days on Market	133
HOA Fees	375.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kam Walker
Listing Office	Keller Williams City-View

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