

\$800,000 - 28607 Bull Gate, Boerne

MLS® #1884451

\$800,000

4 Bedroom, 3.00 Bathroom, 3,034 sqft

Residential on 0.43 Acres

FRONT GATE, Boerne, TX

A wide double door entrance sets the tone for this single story home in the Front Gate neighborhood, leading into a thoughtfully designed interior where clean lines and quality finishes take center stage. Wood flooring stretches across the main living spaces, grounding the open floorplan with warmth and texture. The kitchen sits as a functional focal point, with a quartz-topped island, stainless steel appliances, and a six-burner gas cooktop that makes daily meals and weekend hosting equally effortless. Just off the kitchen, a casual conversation area with a fireplace adds an inviting space to unwind, separate from the larger family room. Beyond the main living areas, a dedicated study provides a private work-from-home retreat, while a media room delivers a space tailored for movie nights or game-day gatherings. The primary suite is generous in scale and layout, offering privacy and quiet when you need to get away. Three additional bedrooms and two more bathrooms allow room for family and guests without crowding the floorplan. Outside, the backyard unfolds as an extension of the living space. A covered patio with fireplace meets an extended deck with hot tub/spool, framed by a grassy lawn and a lit gazebo set among blooming planters. An electric awning offers adjustable shade, while climate-controlled storage beneath the deck adds utility without compromising aesthetics. The three-car garage includes a speckled floor finish and extra storage space. The home is powered in



part by a 9 kW solar system and is equipped with a Generac 24 kW whole-house generator, delivering both efficiency and long-term value.

Built in 2022

Essential Information

MLS® #	1884451
Price	\$800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,034
Acres	0.43
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	28607 Bull Gate
Area	2601
Subdivision	FRONT GATE
City	Boerne
County	Bexar
State	TX
Zip Code	78015

Amenities

Amenities	Controlled Access, Park/Playground, Jogging Trails, Bike Trails
Parking	Attached
Has Pool	Yes
Pool	AdjoiningPool/Spa, Pool is Heated

Interior

Interior	Three Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Study/Library, Media Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Maid's Quarters,
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Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Attic - Expandable, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Private Garbage Service

Heating Central, 2 Units

Cooling Two Central

Fireplace Yes

of Fireplaces 2

Fireplaces Two, Family Room, Gas, Glass/Enclosed Screen, Other

of Stories 1.0

Stories 1

Exterior

Exterior Brick

Exterior Features Patio Slab, Deck/Balcony, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Gazebo

Lot Description On Greenbelt, Bluff View, City View, County View, 1/4 - 1/2 Acre, Partially Wooded, Mature Trees (ext feat), Secluded, Gently Rolling

Roof Composition

Construction Pre-Owned

Foundation Slab

School Information

District Boerne

Elementary Van Raub

Middle Boerne Middle S

High Champion

Additional Information

Date Listed July 16th, 2025

Days on Market 110

HOA Fees 130.00

HOA Fees Freq. Annually

Listing Details

Listing Agent	Kimberly Howell
Listing Office	Keller Williams Legacy

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