

\$939,449 - 26214 Tawny Way, Boerne

MLS® #1886295

\$939,449

5 Bedroom, 6.00 Bathroom, 4,591 sqft

Residential on 0.45 Acres

RESERVE AT OLD FREDERICKSBURG,
Boerne, TX

PRICE IMPROVEMENT + VA ASSUMPTION
OPTION AVAILABLE! This stunning

5-bedroom, 5.5-bath former model home sits on a .45-acre lot in a gated community and offers a perfect blend of luxury, comfort, and functionality. Thoughtfully refreshed, the home features a brand-new roof, fresh interior paint, remodeled primary bathroom, new main-level flooring, and new carpet upstairs. The open-concept layout is ideal for entertaining, with a spacious family room and stone fireplace that opens to the gourmet kitchen featuring granite countertops, a 6-burner gas cooktop with pot filler, double ovens, two dishwashers, an oversized island, and a walk-in pantry. Additional main level spaces include a morning room with a second fireplace, formal dining room, wine and bar area, dedicated office, mudroom with built-in storage, and utility room with carport access. The main level also includes a private guest suite and a luxurious primary suite with serene views of mature oak trees, coffee bar, dual vanities, walk-in shower, garden tub, and a large walk-in closet. Upstairs, an elegant spiral staircase leads to a large game room with wet bar and access to a covered balcony, a media room with accent brick wall, and three generously sized secondary bedrooms, each with its own private bath and walk-in closet. Outdoor living is equally impressive with a covered patio, outdoor kitchen, and a spacious, fully fenced backyard shaded by



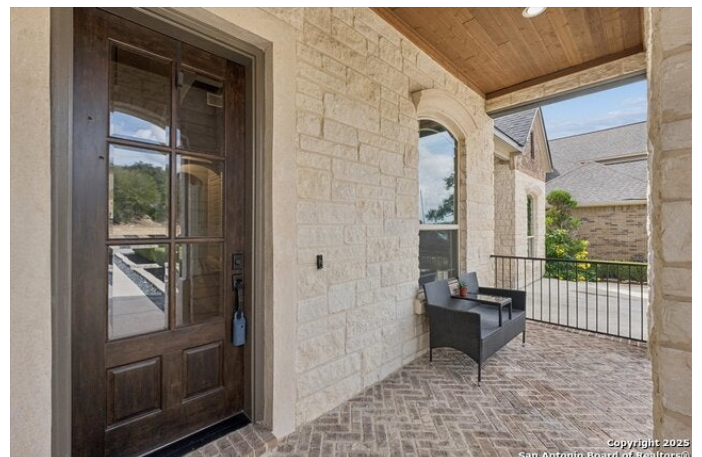
2.25% INTEREST RATE

ASSUMABLE VA LOAN

Buyer must qualify to assume and give release of liability
and have entitlement left to resotre seller's VA entitlement



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mature oak trees, including one estimated to be over 100 years old. Parking is abundant with a two-car attached garage, one-car detached garage, carport, and extended driveway accommodating up to 12 cars. Located in a private gated community with neighborhood pool, park, and sports court, this home offers convenience with easy access to I-10, downtown Boerne, La Cantera, The Rim, and North San Antonio amenities. A rare opportunity, this property also offers a possible VA assumable loan subject to qualification and lender approval. Schedule your private showing today.

Built in 2013

Essential Information

MLS® #	1886295
Price	\$939,449
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,591
Acres	0.45
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Price Change

Community Information

Address	26214 Tawny Way
Area	1006
Subdivision	RESERVE AT OLD FREDERICKSBURG
City	Boerne
County	Bexar
State	TX
Zip Code	78015

Amenities

Amenities	Controlled Access, Pool, Tennis, Clubhouse, Park/Playground, Sports Court
Parking	Detached, Attached
Pool	None

Interior

Interior	Three Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Access only, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Storage Only
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Gas Grill, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Wet Bar, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Plumb for Water Softener, Solid Counter Tops, Double Ovens, 2+ Water Heater Units, Private Garbage Service
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Living Room, Family Room, Gas Logs Included, Gas
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Deck/Balcony, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Outdoor Kitchen
Lot Description	1/4 - 1/2 Acre, Mature Trees (ext feat)
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Northside
Elementary	Leon Springs

Middle	Rawlinson
High	Clark

Additional Information

Date Listed	July 23rd, 2025
Days on Market	98
HOA Fees	236.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Miriam Mccarty
Listing Office	Fathom Realty LLC

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