

\$899,900 - 22 Outlook Point, Boerne

MLS® #1891076

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3 Bedroom, 3.00 Bathroom, 2,683 sqft
Residential on 4.01 Acres

COVENEY RANCH, Boerne, TX

This serene, private retreat offers over 4 acres of privacy and natural beauty, complete with long-distance views from the front yard that set a peaceful tone the moment you arrive. The outdoor water feature adds a tranquil ambiance, while the greenhouse and workshop/storage area provide space for hobbies, gardening, and practical needs. Inside, the one-story layout is thoughtfully designed with three bedrooms, 2.5 bathrooms, an office, and a versatile flex room-perfect for a gym, playroom, or creative studio. Travertine floors flow throughout the main areas of the home, adding elegance and durability. The family room is warm and inviting, with vaulted ceilings, a fireplace, and plantation shutters that add charm and character. The kitchen is a true centerpiece, featuring a massive island, double ovens, and a walk-in pantry, ideal for both everyday living and entertaining. The oversized primary bedroom is a luxurious retreat with two walk-in closets and plenty of space to unwind. Guest bedrooms are connected by a Jack-and-Jill bathroom, offering comfort and convenience for family or visitors. This property combines refined interior features with expansive outdoor space, making it perfect for those seeking both comfort and connection to nature. Located in the gated neighborhood of Coveney Ranch and the award-winning Boerne school district, you'll enjoy living so close yet feeling so secluded at this special place!



Built in 2012

Essential Information

MLS® #	1891076
Price	\$899,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,683
Acres	4.01
Year Built	2012
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	22 Outlook Point
Area	2506
Subdivision	COVENEY RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access
Parking	Two Car Garage, Attached, Side Entry, Oversized
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Electric Water Heater, Garage Door Opener, Solid Counter

	Tops, Double Ovens, Custom Cabinets, Private Garbage Service, Smooth Cooktop
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Partial Fence, Partial Sprinkler System, Double Pane Windows, Storage Building/Shed, Mature Trees, Ranch Fence
Lot Description	Cul-de-Sac/Dead End, County Vlew, 2 - 5 Acres, Mature Trees (ext feat), Secluded, Gently Rolling, Horses Allowed, Partially Wooded
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Voss Middle School
High	Boerne

Additional Information

Date Listed	August 8th, 2025
Days on Market	89
HOA Fees	969.78
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Susan Willis
Listing Office	Kuper Sotheby's Int'l Realty

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