

\$449,000 - 202 Roaring Creek Dr, Boerne

MLS® #1894421

\$449,000

3 Bedroom, 2.00 Bathroom, 1,745 sqft

Residential on 1.37 Acres

The Crossing Mountain Creek, Boerne, TX

A Hill Country Treasure! This 3-bedroom, 2-bath vacant home sits on a private and secluded 1.37-acre lot surrounded by mature trees, offering 1,745 sq. ft. of living space and a beautiful setting in the Texas Hill Country. The community provides exclusive riverfront access to the Guadalupe River, complete with a pavilion, tennis courts, basketball court, playground, and park, making it the perfect place to entertain family and friends. Inside, the open floor plan welcomes you with a foyer featuring crown molding and a formal dining room to the left, which can also be used as an office. The granite eat-in kitchen includes a breakfast bar and flows seamlessly into the large living room with a stone fireplace. Elegant coffered ceilings in the living room, kitchen, and breakfast nook add architectural charm and dimension. The split-bedroom design ensures privacy, with the primary suite tucked on one side of the home. The primary bedroom features crown molding, a spacious walk-in closet, and an ensuite bath with separate vanities, a garden tub, and a walk-in shower. Two additional bedrooms and a full bath are located on the opposite side of the home, with all bedrooms carpeted for comfort.

Step outside to a huge deck overlooking the property and pond, where you can enjoy the serene natural surroundings and Hill Country views. With its tranquil setting, spacious design, and access to top-notch amenities, this property is the perfect blend of comfort, charm, and Texas Hill Country living.



Built in 2010

Essential Information

MLS® #	1894421
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,745
Acres	1.37
Year Built	2010
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	202 Roaring Creek Dr
Area	2503
Subdivision	The Crossing Mountain Creek
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Waterfront Access, Clubhouse, Park/Playground, Sports Court, Lake/River Park
Parking	None/Not Applicable
View	Guadalupe River
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, Laundry Room, Laundry in Kitchen, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Stove/Range, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Electric Water Heater, Plumb for Water Softener

Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Siding
Exterior Features	Deck/Balcony, Mature Trees, Wire Fence
Lot Description	County Vlew, 1 - 2 Acres, Mature Trees (ext feat), Water Access, Guadalupe River, Wooded
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Blanco
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	August 21st, 2025
Days on Market	73
HOA Fees	175.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Christopher Watters
Listing Office	Watters International Realty

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 2nd, 2025 at 9:06pm CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.