

\$399,999 - 148 Cactus Flower, Boerne

MLS® #1897231

\$399,999

4 Bedroom, 3.00 Bathroom, 2,732 sqft
Residential on 0.11 Acres

TRAILS OF HERFF RANCH, Boerne, TX

Assumable Loan with 2.875% Rate! Welcome to 148 Cactus Flower, a stunning home that beautifully blends modern conveniences with a warm, inviting atmosphere. This exceptional property features four spacious bedrooms, two and a half bathrooms, and an expansive 2,732 square feet of living space, making it perfect for families and those who love to entertain. As you step inside, you'll immediately notice the abundance of natural light that fills the home, creating a cheerful and welcoming ambiance. The layout is designed for both comfort and functionality, allowing for effortless flow between the living, dining, and kitchen areas. The modern kitchen is a true highlight, boasting beautiful granite countertops, ample cabinetry, and top-notch appliances, all of which are included, even the refrigerator, washer, and dryer. Whether you're preparing a quick meal or hosting a gathering, this kitchen provides everything you need. The inviting living and dining areas are spacious and versatile, offering a perfect space for relaxation or entertaining guests. The primary suite serves as a peaceful retreat, featuring a generous layout and a luxurious en-suite bathroom. Three additional bedrooms provide flexibility for family members or guests. At the same time, a loft play area offers extra space for recreation, while a home office area downstairs caters to a variety of family needs. Beautiful vinyl plank flooring flows throughout the first floor, offering a contemporary look and ensuring easy maintenance. The attention to



detail evident in this home continues outdoors, where a beautifully landscaped yard awaits. Enjoy outdoor living from your expansive patio, ideal for barbecues, gatherings, or simply unwinding with a book and a cup of coffee. The yard offers a serene backdrop for outdoor activities, making it an ideal retreat for relaxation and entertainment. In addition to its beautiful features, one of the most desirable aspects of this home is its location. Situated within walking distance to Cibolo Creek Elementary School and Boerne Sam Champion High School, this property is exceptionally convenient for families with children. Quality education is readily accessible, making mornings and school commutes a breeze. The home is located in the heart of Boerne, a charming community that offers a rich blend of cultural attractions, shops, and restaurants. Spend your weekends enjoying the vibrant local scene, with boutique shops and cozy eateries just a stone's throw away. Nature lovers will appreciate the proximity to beautiful parks and outdoor recreational opportunities, ensuring a balanced lifestyle that combines urban convenience with the natural beauty of the surrounding area. This home is not only a beautiful space for living but also part of a community that values family, education, and outdoor activities. Top-rated schools, scenic parks, and quick access to outdoor recreation make it a wonderful place to enjoy. Don't miss the chance to experience a fulfilling lifestyle in the beautiful town of Boerne. This home is a fantastic investment in your future, offering both quality and comfort in a prime location. Schedule your showing today to experience all that 148 Cactus Flower has to offer!

Built in 2017

Essential Information

MLS® #	1897231
Price	\$399,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,732
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	148 Cactus Flower
Area	3100
Subdivision	TRAILS OF HERFF RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Other - See Remarks
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Breakfast Bar, Study/Library, Cable TV Available, High Speed Internet, Laundry Lower Level, Laundry Room, Walk in Closets, All Bedrooms Upstairs, Game Room, Loft, Utility Area in Garage
Appliances	Ceiling Fans, Washer, Dryer, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0

Stories 2

Exterior

Exterior Brick, Siding
Exterior Features Other - See Remarks
Roof Composition
Construction Pre-Owned
Foundation Slab

School Information

District Boerne
Middle Voss Middle School
High Champion

Additional Information

Date Listed September 1st, 2025
Days on Market 64
HOA Fees 102.00
HOA Fees Freq. Monthly

Listing Details

Listing Agent Francisco Duran
Listing Office Real Broker, LLC

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