

\$1,395,000 - 31 Stone Terrace, Boerne

MLS® #1897835

\$1,395,000

4 Bedroom, 4.00 Bathroom, 3,423 sqft

Residential on 1.21 Acres

STONE CREEK, Boerne, TX

31 Stone Terrace - a Santa Barbara-inspired villa in the coveted, quaint community of Stone Creek Ranch that feels like a private retreat the moment you arrive at the home. Enter the courtyard and pass through the arched front door, and you'll be in awe of this 2011 Parade of Homes property featuring hand-troweled walls, Venetian plaster niches, brick barrel ceiling, exposed beams, Cantera columns, and plantation shutters. Set on 1.21 manicured, oak-studded acres, this 3,423-sf home is ready for its new owners! The chef's kitchen has a Tiberius granite center island, vegetable sink, and knotty alder cabinetry, while the butted-glass breakfast area and living room look out over a magnificent backyard oasis. The primary suite features a quiet sitting area overlooking the outdoor living space. Two additional bedrooms have en-suite baths, and a fourth bedroom shares the guest bath. Outside is an entertainer's paradise with a 1,000-sf covered living area, an outdoor kitchen, and a fireplace that provides the perfect space for dining and entertaining. For warmer evenings, discreet remote screens lower to provide shade. Enjoy the community amenities, float the lazy river, play pool at the clubhouse, get a workout in at the fitness center, enjoy the pool, or let the kiddos play on the playground. Located in the highly acclaimed Boerne Independent School District, 31 Stone Terrace is just minutes from downtown Boerne, a short 15 miles to The Rim at La Cantera, and 27 miles to the San



Antonio Airport. Please see the list of home features to see all the updates the sellers have done, a few of the largest upgrades being the addition of a propane tank for a gas stove and fireplace, installing a whole house Generac generator, and the expansion/addition of the driveway and added sidewalks. For a private showing or more information, reach out to Hal Gahm with The Gahm Real Estate Team. We'd love to introduce you to this special Stone Creek Ranch address.

Built in 2010

Essential Information

MLS® #	1897835
Price	\$1,395,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,423
Acres	1.21
Year Built	2010
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	31 Stone Terrace
Area	2502
Subdivision	STONE CREEK
City	Boerne
County	Kendall
State	TX
Zip Code	78015

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground
Parking	Side Entry

Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	One Living Area, Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, 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, Walk in Closets, Pull Down Storage
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Security System (Owned), Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Other
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Wrought Iron Fence, Solar Screens, Special Yard Lighting, Mature Trees, Gas Grill, Outdoor Kitchen
Lot Description	1 - 2 Acres
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Fair Oaks Ranch
Middle	Boerne Middle S
High	Champion

Additional Information

Date Listed	September 4th, 2025
Days on Market	60

HOA Fees	420.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Halvin Gahm
Listing Office	Keller Williams Boerne

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