

\$375,000 - 9208 Marlin, Boerne

MLS® #1898036

\$375,000

4 Bedroom, 2.00 Bathroom, 1,734 sqft

Residential on 0.46 Acres

LAKESIDE ACRES, Boerne, TX

Welcome to this charming residence that blends curb appeal, thoughtful updates, and outstanding outdoor living space. Inside, the heart of the home features a bright and inviting kitchen with granite countertops, a large farmhouse-style sink, and ample storage. Natural light pours into the main living and dining areas, creating a warm and welcoming atmosphere. Recent updates ensure peace of mind and modern comfort, including a 4-ton AC unit replaced just four years ago, a remodeled primary bath, and a refreshed guest bath completed two years ago. The roof was replaced five years ago with 30-year architectural shingles, offering long-lasting durability. Step outside and discover a true highlight of this property: an expansive backyard designed for entertaining and relaxation. Two composite decks-measuring 20x46 and 12x15-provide abundant space for gatherings, overlooking a private, fenced yard with a rock retaining wall. Two custom-built storage sheds (12x20 and 8x16), only a few years old, offer exceptional functionality. A long side-driveway adds convenience for loading, unloading, or extra parking. While the bedrooms are ready for your personal touch, the property's spacious layout and remarkable outdoor amenities create endless possibilities for your vision. This home is ideal for those who value both functional updates and generous outdoor living in a private, inviting setting.



Built in 1995

Essential Information

MLS® #	1898036
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,734
Acres	0.46
Year Built	1995
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Traditional, Texas Hill Country
Status	Active Option

Community Information

Address	9208 Marlin
Area	1005
Subdivision	LAKESIDE ACRES
City	Boerne
County	Bexar
State	TX
Zip Code	78006

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Open Floor Plan, Pull Down Storage, Cable TV Available
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Gas Water Heater
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1

Fireplaces	One
# of Stories	1.0
Stories	1

Exterior

Exterior	3 Sides Masonry
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Storage Building/Shed, Mature Trees
Lot Description	1/4 - 1/2 Acre
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Middle	Boerne Middle S
High	Champion

Additional Information

Date Listed	September 19th, 2025
Days on Market	43
HOA Fees	0.00

Listing Details

Listing Agent	Dainelle Scott
Listing Office	Keller Williams Boerne

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