

\$549,999 - 9923 Jon Boat, Boerne

MLS® #1898588

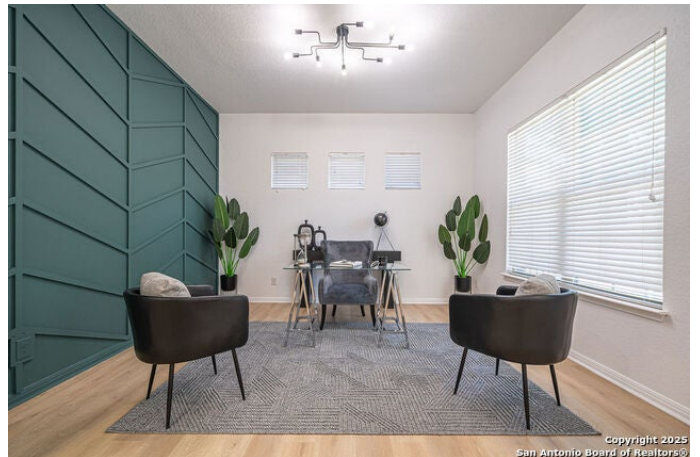
\$549,999

4 Bedroom, 4.00 Bathroom, 2,797 sqft

Residential on 0.15 Acres

BALCONES CREEK, Boerne, TX

****9923 Jon Boat Way - Balcones Creek, Boerne, TX**** Welcome to this beautifully designed 4-bedroom, 3.5-bath home tucked inside the sought-after, gated community of Balcones Creek. Built in 2014 and thoughtfully updated, this 2,797 sq. ft. residence blends modern upgrades with timeless style, offering a warm and inviting space for everyday living and entertaining. Step inside and you'll be greeted by soaring ceilings, an open floor plan, and architectural accent walls that add character throughout. The main living areas feature luxury vinyl plank flooring, while the upstairs game room and guest bedrooms provide cozy comfort with carpet. The chef's kitchen is a true highlight, showcasing quartz countertops, neutral cabinetry, a large island with custom lighting, walk-in pantry, and brand-new black stainless steel appliances. The spacious primary suite offers a relaxing retreat with a bay window and spa-like bathroom complete with a standalone soaking tub, seamless glass shower, double vanities with quartz counters, and a generous walk-in closet. Upstairs, you'll find additional large bedrooms and a versatile game room for family fun or quiet downtime. Enjoy outdoor living year-round with both a covered front porch and a covered back patio, perfect for morning coffee or evening gatherings. The stone and brick exterior provides lasting curb appeal and a welcoming first impression. Living in Balcones Creek means access to top-notch amenities including a community



pool, clubhouse, jogging trails, park, and playground. The location couldn't be more convenient-just minutes from the new HEB, within the acclaimed Boerne ISD, and only a short drive to shopping, dining, and entertainment. This home is the perfect blend of comfort, style, and community-ready to welcome its next owners.

Built in 2014

Essential Information

MLS® #	1898588
Price	\$549,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,797
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	9923 Jon Boat
Area	1005
Subdivision	BALCONES CREEK
City	Boerne
County	Bexar
State	TX
Zip Code	78006

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Jogging Trails
Parking	Two Car Garage
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage
Appliances	Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Dishwasher, Ice Maker Connection, Water Softener (owned)
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Mock Fireplace
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, 3 Sides Masonry, Stone/Rock, Wood, Siding
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Kendall Elementary
Middle	Boerne Middle N
High	Champion

Additional Information

Date Listed	September 6th, 2025
Days on Market	59
HOA Fees	225.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Jeffrey Dillingham
Listing Office	Dillingham & Toone Real Estate

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