\$635,000 - 123 Capano Creek, Boerne

MLS® #1906918

\$635,000

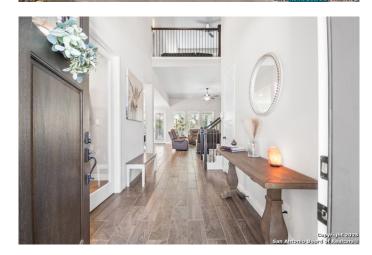
4 Bedroom, 3.00 Bathroom, 2,766 sqft Residential on 0.19 Acres

THE RANCHES AT CREEKSIDE, Boerne, TX

Located in the gated Ranches at Creekside, this 2,766-square-foot home offers 4 bedrooms, 2.5 bathrooms, and a dedicated office, and sits on a quiet cul-de-sac. The living area, kitchen, and breakfast area allow for a great view of the pool and also an abundance of natural light! The primary suite and 1/2 bath are downstairs, while the upstairs features a gameroom, three bedrooms, and a bath. Enjoy your low-maintenance private pool, with both a heater and a chiller, and a generous entertaining space, all while being just a few of minutes' walk to the brand-new amenities center, playground, and community pool. The backyard is also low-maintenance if you're looking for minimal yard work. This home also features a whole-house filtration system, water softener, and reverse osmosis system. The seller added an exterior laundry-room door during construction that opens to a fenced dog area. The Ranches at Creekside does not have a MUD tax and is located within the highly esteemed Boerne ISD. Just minutes from downtown Main Street and La Cantera, this home is in the perfect location! **There is a \$500 working capital fee that is a buyer expense due at closing.







Built in 2021

Essential Information

MLS® # 1906918 Price \$635.000 Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,766

Acres 0.19

Year Built 2021

Type Residential

Sub-Type Single Family Detached

Style Two Story, Texas Hill Country

Status Active

Community Information

Address 123 Capano Creek

Area 2502

Subdivision THE RANCHES AT CREEKSIDE

City Boerne
County Kendall

State TX

Zip Code 78006

Amenities

Amenities Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails,

Sports Court

Parking Two Car Garage, Attached

Pool None

Interior

Interior Two Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar,

Study/Library, Game Room, Utility Room Inside, High Ceilings, Open

Floor Plan, High Speed Internet, Walk in Closets

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection,

Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Garage Door Opener, Plumb for

Water Softener, Carbon Monoxide Detector

Heating Central

Cooling Two Central, Zoned

Fireplace Yes

of Fireplaces 1

Fireplaces One
of Stories 2.0
Stories 2

Exterior

Exterior Brick, Stone/Rock

Exterior Features Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Mature

Trees, Dog Run Kennel

Lot Description Cul-de-Sac/Dead End

Roof Composition
Construction Pre-Owned

Foundation Slab

School Information

District Boerne

Middle Voss Middle School

High Champion

Additional Information

Date Listed September 11th, 2025

Days on Market 54

HOA Fees 1260.00 HOA Fees Freq. Annually

Listing Details

Listing Agent Staci Gahm

Listing Office Keller Williams Boerne

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