

\$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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