

\$1,325,000 - 34 Cravey Rd, Boerne

MLS® #1906996

\$1,325,000

3 Bedroom, 3.00 Bathroom, 2,497 sqft

Residential on 21.60 Acres

N/A, Boerne, TX

Experience Hill Country living at its finest with this unrestricted ranch property just 15 minutes from Boerne and the historic town of Comfort. Set behind a private electric gate, this property offers sweeping Hill Country views, wide-open spaces, and the perfect blend of comfort and functionality. The custom-built single-story home by Kevin Katzer welcomes you in. This beautiful home has a stunning floor to ceiling rock surround propane/wood burning fire place in the living room that sets the tone for conversations and cozy winter days. An open kitchen concept with oversized island has built in stainless appliances complete with warming drawer. The primary suite is separated from the other bedrooms and has outdoor access to the patio and includes a spacious en-suite bathroom. Double vanities, jetted tub and walk in shower. Laundry room with storage, sink and window for light. Step outside to a covered patio with seating and room for all the fun conversations! A pergola with built in sink, twinkling lights and and a round fire pit-ideal for evenings under the Texas sky. Designed with both recreation and ranching in mind, the property is fully fenced and cross-fenced, making it ready for livestock or horses. Two large barns (40x60) with enclosed storage area, a (30x45) with RV hookup, and a spacious 24x24 workshop (complete with bathroom) all feature electric service, providing ample space for storage, projects, and ranch operations. An agricultural exemption keeps property taxes low, spray foam insulation adds



to the low electric bills, all adding long-term value to this remarkable Hill Country retreat. Whether you're seeking quiet country living, generational living opportunity, a property to work the land, an equestrian space, or simply a peaceful escape with modern conveniences nearby, this property offers it all. Get your showing scheduled today!

Built in 2002

Essential Information

MLS® #	1906996
Price	\$1,325,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,497
Acres	21.60
Year Built	2002
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Texas Hill Country
Status	Active

Community Information

Address	34 Cravey Rd
Area	2507
Subdivision	N/A
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	None
Parking	Two Car Garage, Attached, Side Entry
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Custom Cabinets, Propane Water Heater, 2+ Water Heater Units, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room, Wood Burning, Gas, Stone/Rock/Brick
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Rock/Stone Veneer
Exterior Features	Patio Slab, Covered Patio, Partial Sprinkler System, Double Pane Windows, Storage Building/Shed, Gazebo, Has Gutters, Mature Trees, Additional Dwelling, Wire Fence, Workshop, Cross Fenced, Ranch Fence
Lot Description	County Vlew, Horses Allowed, 15 Acres Plus, Ag Exempt, Hunting Permitted, Mature Trees (ext feat), Gently Rolling, Pond /Stock Tank
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Date Listed	September 11th, 2025
Days on Market	54
HOA Fees	0.00

Listing Details

Listing Agent	Amy Boehm
Listing Office	Keller Williams Boerne

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