

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

MLS® #1910510

\$1,325,000

3 Bedroom, 2.00 Bathroom, 2,497 sqft

Farm Ranch 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® #	1910510
Price	\$1,325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,497
Acres	21.60
Year Built	2002
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

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

Amenities

Utilities	Electricity, High Speed Internet
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Exterior

Lot Description	Ag Exempt, Mature Trees (ext feat)
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School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Days on Market 37

Listing Details

Listing Agent Amy Boehm
Listing Office Keller Williams Boerne

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