

\$475,000 - 108 Rattlesnake Bluff, Boerne

MLS® #1911044

\$475,000

5 Bedroom, 4.00 Bathroom, 3,476 sqft

Residential on 0.17 Acres

TRAILS OF HERFF RANCH, Boerne, TX

Welcome to this beautiful home that perfectly combines comfort and style. Featuring luxury vinyl plank flooring throughout the main living areas, this open-concept design is ideal for both everyday living and entertaining. The spacious kitchen flows seamlessly into the living and dining areas, creating the heart of the home. The primary suite is conveniently located downstairs, offering a private retreat with plenty of space to relax. Also downstairs, you'll find a dedicated office, perfect for working from home or managing daily tasks. Upstairs, there are four additional bedrooms along with a large secondary living room-perfect for a playroom, media space, or a place to gather and relax. Step outside to enjoy the large covered back patio, perfect for hosting gatherings or simply unwinding while overlooking the mature trees that provide shade and natural beauty. Located in Boerne, this home offers the convenience of being near several schools while also being just minutes from historic Main Street, where you'll find local restaurants, shopping, and community events.

Built in 2012

Essential Information

MLS® #	1911044
Price	\$475,000
Bedrooms	5



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,476
Acres	0.17
Year Built	2012
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	108 Rattlesnake Bluff
Area	2502
Subdivision	TRAILS OF HERFF RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Pool, Park/Playground, Jogging Trails, Sports Court, BBQ/Grill, Basketball Court
Parking	Two Car Garage
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Gas Cooking, Dishwasher, Ice Maker Connection, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Double Ovens
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Middle	Voss Middle School
High	Champion

Additional Information

Date Listed	September 27th, 2025
Days on Market	36
HOA Fees	297.37
HOA Fees Freq.	Semi-Annually

Listing Details

Listing Agent	David Aaron Collins
Listing Office	Keller Williams City-View

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