

\$399,999 - 215 W Granite Shores, Boerne

MLS® #1911072

\$399,999

3 Bedroom, 2.00 Bathroom, 1,717 sqft
Residential on 0.15 Acres

SHORELINE PARK, Boerne, TX

Welcome home to 215 W Granite Shores in the desirable Shoreline Park community of Boerne! This stylish 3-bedroom, 2-bath home has been thoughtfully upgraded to offer modern comfort and Hill Country charm. The open-concept design features a chef's kitchen with quartz countertops, stainless steel appliances, double ovens, vent hood, and an oversized island that flows seamlessly into the dining and living spaces. The living room showcases a custom built-in entertainment wall with electric fireplace and wine fridge, creating the perfect spot for entertaining or relaxing. The spacious primary suite includes a spa-inspired bath and walk-in closet, while the secondary bedrooms provide flexibility for guests, work, or play. Step outside to your private retreat: a landscaped backyard complete with a pergola, custom swings, built-in seating with fire pit, and garden planters-perfect for Texas evenings under the stars. Conveniently located near top-rated schools, charming downtown Boerne, and easy I-10 access, this home is move-in ready and brimming with upgrades. Don't miss out!

Built in 2023

Essential Information

MLS® #	1911072
Price	\$399,999
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,717
Acres	0.15
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active Option

Community Information

Address	215 W Granite Shores
Area	2501
Subdivision	SHORELINE PARK
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Pool, Clubhouse, Park/Playground
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Island Kitchen, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer, Dryer, Stove/Range, Refrigerator, Disposal, Dishwasher
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Stucco
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Gazebo
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Fabra
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	September 27th, 2025
Days on Market	36
HOA Fees	175.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Montana Kloss
Listing Office	eXp Realty

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