

\$625,900 - 27505 Boerne Cliff, Boerne

MLS® #1913926

\$625,900

3 Bedroom, 3.00 Bathroom, 2,300 sqft

Residential on 1.30 Acres

COUNTRY BEND, Boerne, TX

Beautiful, spacious home perched high above the rest, surrounded by mature oak, cedar elm, and cedar trees on a generous 1.3-acre lot. This is not your typical postage-stamp lot - there's room to grow your dreams and family, or to simply retire to the country and unwind. Nestled in a well-established neighborhood amid the woods, this property offers true Hill Country living with abundant wildlife, yet remains conveniently close to both Boerne and San Antonio. The stunning residence showcases cathedral ceilings, freshly painted interior and exterior, updated lighting and fixtures, hardwood in primary bedroom, blinds, mirrors and countless thoughtful upgrades throughout. The natural native stone exterior enhances the home's beauty, complemented by a winding driveway that welcomes you home with serene Hill Country views. Entertain with ease and relax in style in your gourmet kitchen featuring a gas cooktop, open layout, and seamless flow into the living area. Gather around the striking stone fireplace for cozy evenings with family or friends. Enjoy peaceful mornings and evenings from your outdoor spaces, surrounded by nature and tranquility. Recent improvements include a new water softener, commodes, shutters, and other meticulous updates that reflect pride of ownership. Located in the highly sought-after Boerne ISD, rated among the best in Texas, this home offers not just a beautiful setting but also exceptional schools. Don't miss this opportunity to own a home designed for



comfort, relaxation, and peace of mind - a true Hill Country gem ready for its next chapter.

Built in 1994

Essential Information

MLS® #	1913926
Price	\$625,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,300
Acres	1.30
Year Built	1994
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	27505 Boerne Cliff
Area	1005
Subdivision	COUNTRY BEND
City	Boerne
County	Bexar
State	TX
Zip Code	78006

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, High Speed Internet, Laundry Main Level, Laundry Lower
----------	--

	Level, Laundry Room, Telephone, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	2.0
Stories	2

Exterior

Exterior	3 Sides Masonry, Stone/Rock, Wood
Exterior Features	Patio Slab, Double Pane Windows, Storage Building/Shed, Mature Trees, Dog Run Kennel, Wire Fence, Ranch Fence
Lot Description	Cul-de-Sac/Dead End
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Kendall Elementary
Middle	Boerne Middle S
High	Champion

Additional Information

Date Listed	October 9th, 2025
Days on Market	24
HOA Fees	0.00

Listing Details

Listing Agent	Marcella Martin
Listing Office	DH Realty Partners, Inc

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 3rd, 2025 at 7:36am CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective

properties consumers may be interested in purchasing.