

\$1,265,000 - 1420 Waterstone, Boerne

MLS® #1916929

\$1,265,000

4 Bedroom, 4.00 Bathroom, 3,658 sqft

Residential on 3.86 Acres

Waterstone, Boerne, TX

Discover the gated community of Waterstone. Breathtaking 4 bedrooms, 3 1/2 bathrooms, 3658 square foot home on 3.86 acres. AN additional 3.2 acres available. Upon entering the gate and approaching the home the captivating front porch welcomes you to this peaceful paradise in the TEXAS HILL COUNTRY. Unique architectural details enhance the timeless appeal of this AUTHENTIC CUSTOM HOME by Israel Pena. Beautiful natural light greets you with large windows, stunning views, vaulted ceilings, and an impressive limestone fireplace. The perfect ambience for those cozy winter nights. The heart of the home is in the kitchen. A chef's delight equipped with gas cooking, a large island, granite countertops and SUB-ZERO fridge offering both style and functionality. The open floor plan makes an ideal place for gatherings with family and friends. Wake up each morning with a serene and peaceful view of the Hill Country where nature and wildlife abound. A detached approximate 1000 sq ft building, perfect for turning your dreams into a reality: starting a small business, setup a workshop, creating an art studio, or an additional dwelling, the possibilities are endless. The screened in porch is a wonderful area to enjoy those summer evenings after tubing, fishing and kayaking down the Guadalupe River in the two private HOA parks. BBQ's, stargazing, hiking, and biking are only a few of the activities that are waiting for you and your family. This home offers a unique



setting for relaxation and enjoyment while still being close to the amenities of Boerne and the DISTINGUISHED BOERNE SCHOOLS. THE PROPERTY IS IMMACULATE AND HAS BEEN METICULOUSLY MAINTAINED READY FOR THE NEW OWNERS. WELCOME HOME!

Built in 2003

Essential Information

MLS® #	1916929
Price	\$1,265,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,658
Acres	3.86
Year Built	2003
Type	Residential
Sub-Type	Single Family Detached
Style	Texas Hill Country
Status	Active

Community Information

Address	1420 Waterstone
Area	2503
Subdivision	Waterstone
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Waterfront Access, Park/Playground
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Breakfast Bar, Walk-In Pantry, Study/Library, Shop, Utility Room Inside, High Ceilings, Open Floor Plan, Laundry Main Level, Walk in Closets, Attic - Partially Finished, Attic - Partially Floored, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Gas Cooking, Dishwasher, Trash Compactor, Water Softener (owned), Smoke Alarm, Garage Door Opener, Plumb for Water Softener, Custom Cabinets, Private Garbage Service
Heating	Heat Pump
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Wood
Exterior Features	Partial Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Workshop, Screened Porch
Lot Description	County Vlew, 5 - 14 Acres, Mature Trees (ext feat), Level
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Voss Middle School
High	Champion

Additional Information

Date Listed	October 20th, 2025
Days on Market	15
HOA Fees	715.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Carolyn Newman
Listing Office	Premier Realty Group Platinum

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