

\$469,000 - 145 Bonn, Boerne

MLS® #1917298

\$469,000

4 Bedroom, 3.00 Bathroom, 2,677 sqft

Residential on 0.19 Acres

WOODS OF FREDERICK CREEK, Boerne, TX

This beautifully upgraded two-story home, ideally located within walking distance of historic downtown Boerne, offers exceptional value with approximately \$50,000 in recent custom upgrades. This popular Armadillo Homes floor plan boasts luxurious, low-maintenance living starting with wood-look tile flooring that flows throughout the entire home. The chef's kitchen is a true delight, featuring granite countertops, a massive island, a farmhouse sink, and modernized style with freshly painted cabinets and an upgraded gold kitchen sink faucet. The open living room is enhanced by a cozy fireplace and custom-added built-in shelves and cabinets. The spacious primary suite is conveniently located downstairs with a luxurious bath featuring dual sinks, a garden tub, a separate shower with upgraded tile, and ample closet space. Upstairs offers a versatile loft and three generous bedrooms, all of which, along with the living room, have been upgraded with new ceiling fans. Additional value includes the refrigerator and owned water softener which will convey. Outdoor amenities include a covered patio, storage shed, and an outdoor firepit, all within The Woods of Frederick Creek, providing quick access to shopping and entertainment. This meticulously maintained home truly shows pride of ownership and is move-in ready.

Built in 2014



Essential Information

MLS® #	1917298
Price	\$469,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,677
Acres	0.19
Year Built	2014
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	145 Bonn
Area	2508
Subdivision	WOODS OF FREDERICK CREEK
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Park/Playground
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Media Room, Loft, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Security System (Owned), Electric Water Heater, Garage Door Opener, Smooth Cooktop
Heating	Central

Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Privacy Fence, Sprinkler System, Double Pane Windows, Mature Trees
Lot Description	Mature Trees (ext feat), Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Fabra
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	October 22nd, 2025
Days on Market	13
HOA Fees	208.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Kaylee Miller
Listing Office	Keller Williams City-View

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