

\$475,000 - 104 River View, Boerne

MLS® #1917631

\$475,000

3 Bedroom, 3.00 Bathroom, 1,728 sqft

Residential on 0.51 Acres

The Crossing, Boerne, TX

From the moment you walk into this custom built home you will realize you are HOME. From the lot itself that is shaded by the huge oak trees to the roaming wildlife. Don't miss the attention to detail that the builder has put into this home. It features an open floor plan with 10 foot ceilings, vinyl flooring, breakfast bar, quartz counter tops and back splash and a huge walk in pantry. Be prepared to be wowed by the primary suite that features a double vanity, garden tub, large walk in shower and large closet. Relax on the extended back patio or sit on your covered front porch. The garage is oversized and big enough for your big truck. It has an epoxy floor and an EV plug. RVs are allowed. There is a wonderful river park with gated access, tennis courts/pickle ball, pavilion with rest rooms, picnic tables, barbeque grills, steps to the river for swimming and fishing plus another park that has barbeque pit, picnic tables and playground.

Built in 2025

Essential Information

MLS® #	1917631
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,728
Acres	0.51
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active Option

Community Information

Address	104 River View
Area	2503
Subdivision	The Crossing
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Waterfront Access, Tennis, Park/Playground, BBQ/Grill, Lake/River Park
Parking	Two Car Garage, Attached, Oversized
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Cement Fiber, Rock/Stone Veneer
Roof	Composition

Construction	New
Foundation	Slab

School Information

District	Blanco
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	October 23rd, 2025
Days on Market	12
HOA Fees	252.81
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Vicki Morgan
Listing Office	Keller Williams Boerne

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