

\$780,000 - 8608 Shady Gate, Boerne

MLS® #1917643

\$780,000

4 Bedroom, 4.00 Bathroom, 3,045 sqft

Residential on 0.22 Acres

FRONT GATE, Boerne, TX

Experience refined Hill Country living in this meticulously designed Highland Home, nestled within the prestigious gated community of Front Gate in Boerne ISD. Built in 2023, this single-story contemporary residence seamlessly blends modern elegance with everyday comfort. The thoughtfully curated layout spans over 3,000 square feet, featuring four spacious bedrooms, three full baths and one half bath, and an inviting open-concept design ideal for both entertaining and relaxation. At the heart of the home, the gourmet kitchen impresses with custom cabinetry, expansive quartz countertops, stainless steel appliances, and a generous double islands that anchor the space in effortless sophistication. The adjoining living room showcases soaring ceilings, abundant natural light, and designer finishes that create a warm, elevated ambiance. The private owner's retreat offers a spa-inspired sanctuary with dual vanities, a soaking tub, and a separate walk-in shower. Secondary bedrooms provide flexibility for guests or a dedicated office. Additional highlights include a tankless water heater, radiant barrier, 16+ SEER HVAC, and enhanced energy-efficient features for year-round comfort. Outside, enjoy the peaceful ambiance of drought-tolerant landscaping and Hill Country breezes within a community offering controlled access and a charming park and playground. Located just minutes from I-10, shopping, dining, and the acclaimed Boerne schools-this



property delivers the perfect blend of convenience, luxury, and tranquility.

Built in 2023

Essential Information

MLS® #	1917643
Price	\$780,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,045
Acres	0.22
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Contemporary, One Story, Texas Hill Country
Status	New

Community Information

Address	8608 Shady Gate
Area	2601
Subdivision	FRONT GATE
City	Boerne
County	Bexar
State	TX
Zip Code	78015

Amenities

Amenities	Controlled Access, Park/Playground
Parking	Attached, Tandem
Pool	None

Interior

Interior	1st Floor Lvl/No Steps, All Bedrooms Downstairs, Attic - Access only, Attic - Radiant Barrier Decking, Breakfast Bar, Cable TV Available, High Ceilings, High Speed Internet, Island Kitchen, Media Room, Study/Library, Walk in Closets
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Appliances	Built-In Oven, Carbon Monoxide Detector, Ceiling Fans, Chandelier, City Garbage service, Cook Top, Dishwasher, Disposal, Dryer Connection, Garage Door Opener, Gas Cooking, Gas Water Heater, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Self-Cleaning Oven, Smoke Alarm, Solid Counter Tops, Vent Fan, Washer Connection
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Heating	Central
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Cooling	One Central
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	One, Gas
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# of Stories	1.0
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Stories	1
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Exterior

Exterior	4 Sides Masonry
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Roof	Composition
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Construction	Pre-Owned
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Foundation	Slab
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School Information

District	Boerne
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Elementary	Van Raub
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Middle	Boerne Middle S
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High	Champion
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Additional Information

Date Listed	October 23rd, 2025
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Days on Market	10
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HOA Fees	159.72
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HOA Fees Freq.	Quarterly
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Listing Details

Listing Agent	Dainelle Scott
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Listing Office	Keller Williams Boerne
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