

\$750,000 - 105 Shane, Boerne

MLS® #1919495

\$750,000

3 Bedroom, 2.00 Bathroom, 2,195 sqft
Residential on 3.43 Acres

Pleasant Valley, Boerne, TX

WELCOME TO 105 SHANE LN IN BEAUTIFUL BOERNE TEXAS! This charming single family home was built in 1980 and offers a tranquil retreat on a sprawling 3.43 acre lot* With 2 full bathrooms and a finished area of 2,195 square feet, this property provides ample space for comfortable living* As you approach the home, you'll be greeted by a well-maintained exterior that exudes curb appeal* The expansive lot offers plenty of room to roam and enjoy the outdoors, making it perfect for nature lovers and those seeking a peaceful setting* Step inside to discover a spacious and inviting interior that is filled with natural light* The open layout is ideal for entertaining, with a seamless flow between the living room, dining area, and kitchen* The kitchen is equipped with modern appliances, ample cabinetry, and a breakfast bar for casual dining* The home boasts 2 bathrooms, providing convenience for residents and guests alike* The bathrooms feature tasteful finishes and fixtures, creating a serene atmosphere for relaxation and rejuvenation* The bedrooms are generously sized and offer comfortable accommodations for the whole family* The primary suite is a peaceful retreat, with a private en-suite bathroom for added privacy and convenience* Each room is thoughtfully designed to provide a cozy and welcoming space for rest and relaxation* Outside, the expansive lot offers endless possibilities for outdoor enjoyment* Whether you're looking to create a garden oasis, set up



a play area for children, or simply enjoy the peace and quiet of nature, this property has it all* The large yard provides plenty of space for outdoor activities and gatherings, making it ideal for those who love to entertain* Located in Boerne, Texas, this home offers a serene setting with convenient access to shopping, dining, and entertainment options* With its peaceful surroundings and ample amenities, 105 Shane Lane is the perfect place* Don't miss your chance to make this charming property your own!

Built in 1980

Essential Information

MLS® #	1919495
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,195
Acres	3.43
Year Built	1980
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Price Change

Community Information

Address	105 Shane
Area	2506
Subdivision	Pleasant Valley
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	None
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Parking	Two Car Garage
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Study/Library, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Skylights, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Cement Fiber
Exterior Features	Covered Patio, Storage Building/Shed, Has Gutters, Special Yard Lighting, Mature Trees
Lot Description	County Vlew, Horses Allowed, 2 - 5 Acres
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Voss Middle School
High	Boerne

Additional Information

Date Listed	October 30th, 2025
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Days on Market	3
HOA Fees	0.00

Listing Details

Listing Agent	J.j. Rodriguez
Listing Office	J.J. Rodriguez Real Estate

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