

\$410,000 - 27450 Rio Cir, Boerne

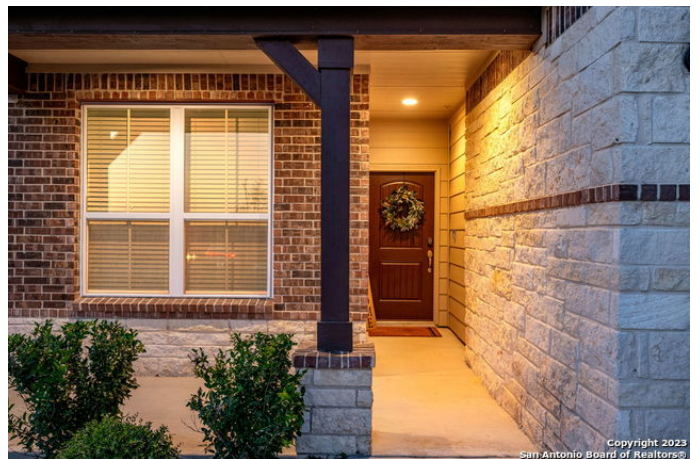
MLS® #1709955

\$410,000

3 Bedroom, 2.00 Bathroom, 1,781 sqft
Residential on 0.17 Acres

STONEHAVEN ENCLAVE, Boerne, TX

Assume the VA mortgage at 5.625%!!!! This seller has a VA loan you can assume and it makes the payment similar to a \$397k purchase price. Come see this meticulously maintained home in the community of Stonehaven, which is served by Boerne ISD! The house is situated on an oversize corner lot on a cul-de-sac, and sits atop a ridge which lends to amazing sunrise views and wonderful evening breezes. As you walk in the front door of this hill country home, you enter an open-concept Great Room with tile flooring throughout and full of natural light, where the Kitchen, Dining Room, and Living Room blend together creating a spacious, yet cozy gathering space for quality time with family and friends. The kitchen is appointed with granite countertops, 42" upper cabinets, a huge island, stainless steel appliances, and a gas stove which is ideal for the family chef. Just off the Great Room, you'll find the Owner's Retreat with bay window and a bathroom featuring shaver height dual vanity, a glass-enclosed shower, and a garden tub which all create a tranquil setting. The home is a split floor plan design with two additional bedrooms, bathroom, office, and a dedicated laundry room. The backyard has been graded with a gravel patio ideal for a fire pit and other outdoor activities. Located near Leon Spring, it's just a short drive to both San Antonio and Boerne by easy access to IH-10. Major conveniences like HEB and Wal-Mart are located nearby, as well as fine dining, city



parks, medical centers, and other important amenities. Come and tour this stunning home today!

Built in 2017

Essential Information

MLS® #	1709955
Price	\$410,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,781
Acres	0.17
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Price Change

Community Information

Address	27450 Rio Cir
Area	1006
Subdivision	STONEHAVEN ENCLAVE
City	Boerne
County	Bexar
State	TX
Zip Code	78015-5087

Amenities

Amenities	None
Parking	Two Car Garage
Pool	None

Interior

Interior	1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, Attic - Pull Down Stairs, Breakfast Bar, Cable TV Available, Eat-In Kitchen, High Ceilings, High Speed Internet, Island Kitchen, Liv/Din Combo, Laundry Room, Open Floor Plan, Study/Library, Telephone, Utility Room Inside,
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	Walk in Closets, Walk-In Pantry
Appliances	Ceiling Fans, Carbon Monoxide Detector, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Gas Cooking, Gas Water Heater, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Private Garbage Service, In Wall Pest Control, Self-Cleaning Oven, Solid Counter Tops, Smoke Alarm, Stove/Range, Vent Fan, Washer Connection
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Brick, Stone/Rock
Exterior Features	Covered Patio, Double Pane Windows, Privacy Fence
Lot Description	Corner
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Fair Oaks Ranch
Middle	Voss Middle School

Additional Information

Date Listed	August 10th, 2023
Days on Market	332
HOA Fees	60.39
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Keller Williams Heritage
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