

\$399,000 - Lot 45 Sabinas Creek Ranch, Boerne

MLS® #1890424

\$399,000

Bedroom, Bathroom, 174,676 sqft

Land on 4.01 Acres

SABINAS CREEK RANCH PHASE 2, Boerne, TX

Welcome to Lot 45 in the highly sought-after Sabina's Creek Ranch-an extraordinary 4-acre homesite in a gated community known for its serene privacy, sweeping Hill Country views, and majestic natural beauty. Signature Features * 4-acre corner lot offering enhanced privacy, space, and design flexibility * Heavily treed with mature oaks - a true canopy of beauty and shade * Multiple premium building sites available to create your dream estate * Rock mulching and crushed rock improvements already completed by the current owner-ideal for future landscaping and construction readiness * Breathtaking Hill Country views in every direction * Gated, acreage-style community with light restrictions and high-end custom homes * Just minutes from town conveniences, while offering the peaceful lifestyle of the Hill Country Why Lot 45? This exquisite lot is regarded as one of the most beautiful and desirable in all of Sabina's Creek Ranch. The mature hardwood oaks, gently rolling terrain, and careful land enhancements make it an unparalleled setting for a forever home. Its corner position provides increased design options, more natural light, and extra buffer from neighboring properties. Location Highlights * Located in Phase 2 of the exclusive Sabina's Creek Ranch * Underground utilities and paved roads throughout the community * Minutes from Boerne, TX, and convenient to Fredericksburg, San Antonio, and the Texas Wine Country *



Low HOA fees Come walk this stunning lot and experience its peaceful views, shade-filled oak groves, and the natural canvas for your custom home.

Essential Information

MLS® #	1890424
Price	\$399,000
Square Footage	174,676
Acres	4.01
Type	Land
Sub-Type	Residential Lot
Status	Price Change

Community Information

Address	Lot 45 Sabinas Creek Ranch
Area	2505
Subdivision	SABINAS CREEK RANCH PHASE 2
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access
Utilities	Electric, Well Allowed

Exterior

Lot Description	Wooded
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School Information

District	CALL DISTRICT
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	August 13th, 2025
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Days on Market	82
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Judith Rivers
Listing Office	Phyllis Browning Company

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