

\$249,000 - 306 Irons, Boerne

MLS® #1912232

\$249,000

1 Bedroom, 1.00 Bathroom, 1,246 sqft

Residential on 0.33 Acres

The Flats, Boerne, TX

Ready For Renovation! *** WATERFRONT ***
Truly a rare property in Boerne with Both Sides
of Frederick Creek. This is in "The" Hottest,
Most Sought After Neighborhood in Boerne!
Lovingly known as "The Flats" *** The House
is being lived in but most of the value is in the
LAND ***

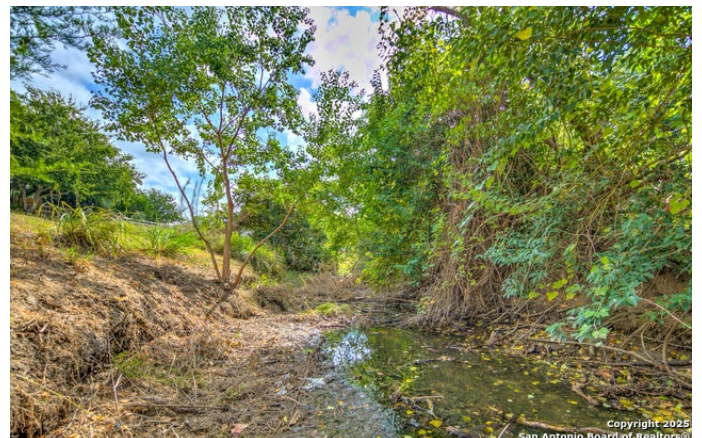
Built in 1967

Essential Information

MLS® #	1912232
Price	\$249,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,246
Acres	0.33
Year Built	1967
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Price Change

Community Information

Address	306 Irons
Area	2508
Subdivision	The Flats
City	Boerne
County	Kendall



State	TX
Zip Code	78006

Amenities

Amenities	Waterfront Access, Jogging Trails, Bike Trails, Lake/River Park
Parking	Detached
Is Waterfront	Yes
Pool	None

Interior

Interior	Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level
Appliances	Electric Water Heater
Heating	Window Unit
Cooling	Two Window/Wall
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry
Exterior Features	Partial Fence, Mature Trees, Water Front Unimproved
Lot Description	Cul-de-Sac/Dead End, On Waterfront, County Vlew, Water View, 1/4 - 1/2 Acre, Mature Trees (ext feat), Sloping, Xeriscaped, Creek, Partially Wooded, Unimproved Water Front
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Fabra
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	October 2nd, 2025
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Days on Market	33
HOA Fees	0.00

Listing Details

Listing Agent	Scott Billingsley
Listing Office	The House Company

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