



325 Brooks Crossing  
Boerne, Texas

# *Bergenplatz Ranches*

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KELLER WILLIAMS REALTY  
LUXURY • FARM • RANCH



Park like 12-acre country estate with massive graceful oaks in Bergenplatz Ranches centers around the striking Mediterranean style custom home with three-bedrooms, three-baths and a loft office . Home features a wow-factor outdoor living area with fireplace. All overlooking the sparkling pool, deck and romantic long range views of the distant Texas Hill Country.



Backyard



Outdoor living area

12 Acres, 3,490<sup>+/-</sup> sqft (per Builder Plans)  
home with pool and outdoor living  
*Plus* a guest house/storage barn combo  
Offered at \$849,000



Living Room

[WWW.FINETEXASRANCHES.COM](http://WWW.FINETEXASRANCHES.COM)



Master Bedroom



Master Bath



Guest Bedroom



Game Room



Kitchen

Entertaining ready chef's kitchen includes double ovens, microwave, built-in wine cabinet, island with warming oven, dishwasher, smooth surface cooktop, large capacity refrigerator/freezer with cold water service, granite counter tops plus lots of cabinet space, high ceilings and beautiful arched doors and windows.



Dining Room



Study/Office Loft



Guest Quarters

A combination guest quarters/storage barn with adjoining sports court complete this family centric package. Bring your longhorns or your horses to this serene bit of heaven on earth, but in case you forgot some essentials, Boerne is only a short 8-mile drive away. Boerne ISD. Ag taxes.



Sports Court and Guest House/Storage

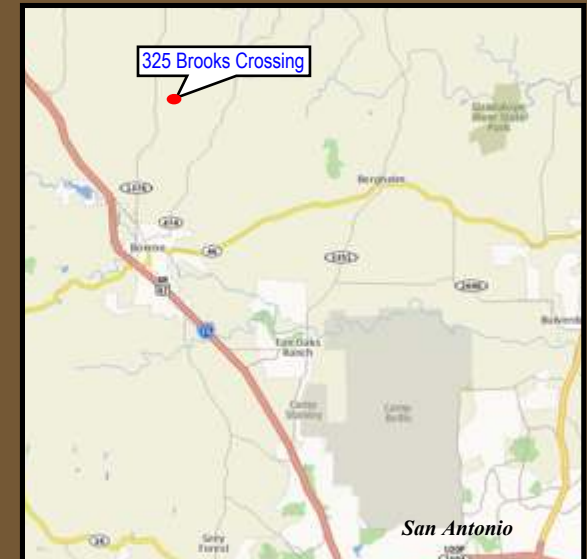
# Bergenplatz Ranches

325 Brooks Crossing

Offered at \$849,000

MLS# 919291

- Property is located off FM1376 in Bergenplatz Ranches
- 12.03+/- acres
- Mediterranean style 3 bed/3 bath, 3,490+/- sqft (per builder plans)
- Outdoor living area with fireplace
- Landscaped backyard with in-ground pool & spa
- Chef's kitchen with island
- *Plus* a 1 bed/1 bath Guest house/Storage/Sports Court
- Boerne Schools
- Taxes for 2010 = \$8,118+/-



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