



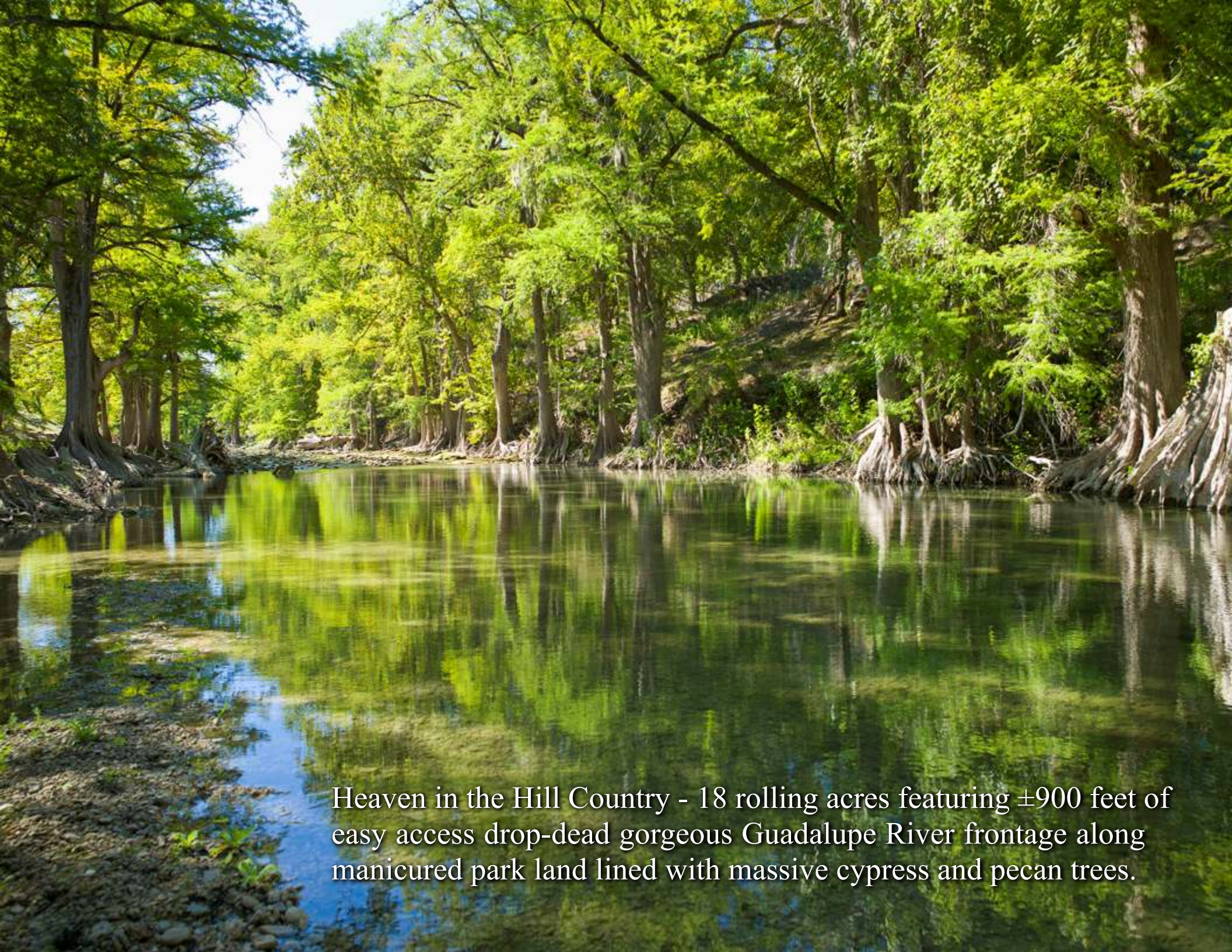
Waterstone, Boerne

970 Guadalupe Bend
Boerne, Texas

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KELLER WILLIAMS REALTY

LUXURY • FARM • RANCH



Heaven in the Hill Country - 18 rolling acres featuring ±900 feet of easy access drop-dead gorgeous Guadalupe River frontage along manicured park land lined with massive cypress and pecan trees.



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2006 Custom native stone with metal roof 4-bedroom, 3-bath home just minutes from Boerne and San Antonio, but tucked away in its own private corner of the world.



Master Bedroom



Guest Bedroom 1



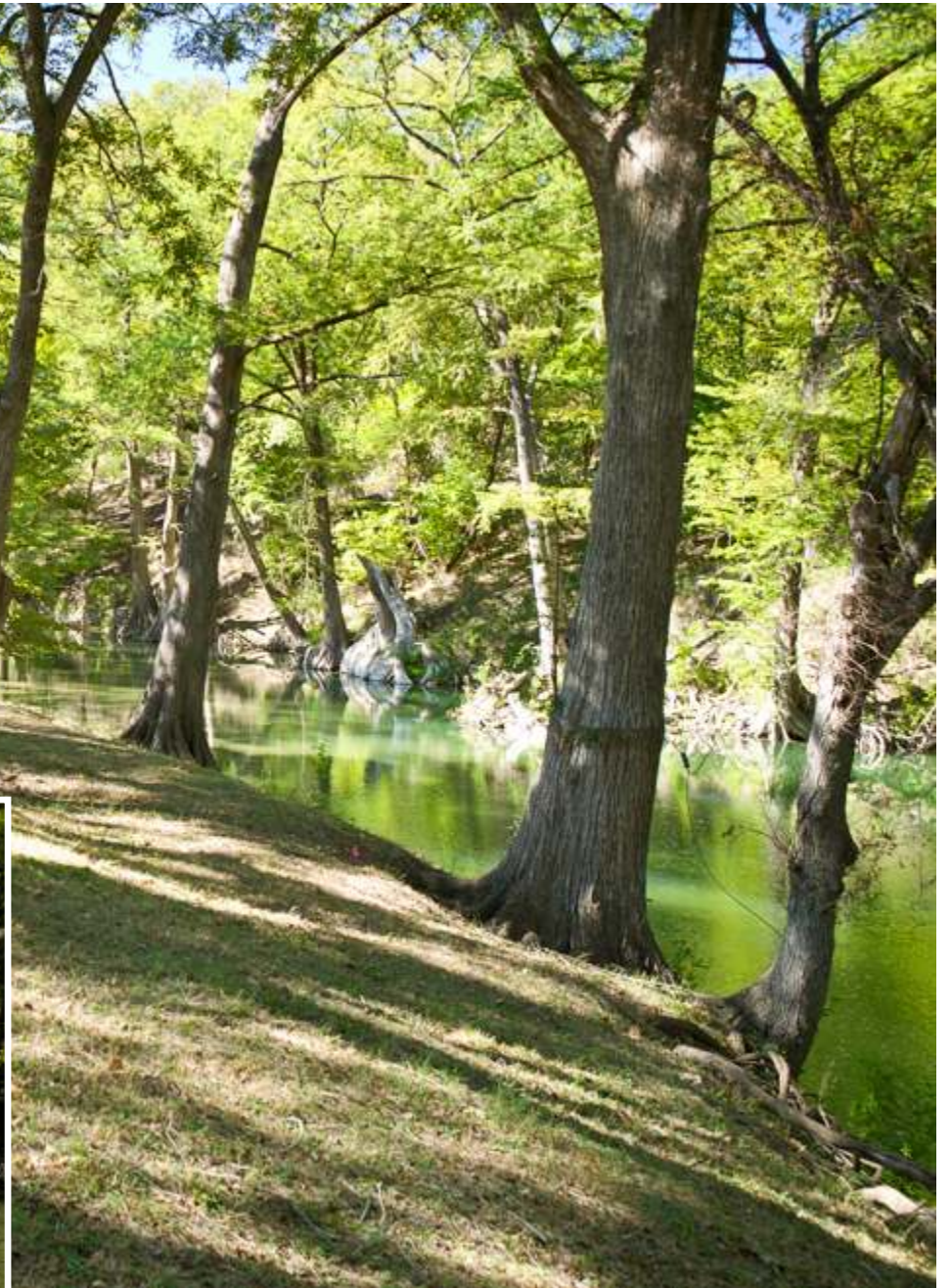
Guest Bedroom 2



Master Bath



970 Guadalupe Bend
MAJOR PRICE REDUCTION!
—\$950,000 **\$895,000**



This site is home to loads of wildlife and offers horse friendly terrain - in short, the perfect family gathering spot.

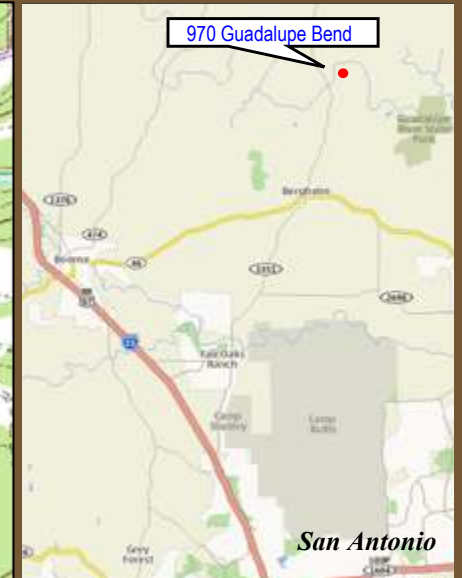
Waterstone, Boerne

970 Guadalupe Bend

MAJOR PRICE REDUCTION ~~-\$950,000~~ **\$895,000**

MLS# 925686

- Property is located at 970 Guadalupe Bend off FM 3351 in Waterstone subdivision north of Bergheim
- 18+/- acres with 900+/- feet easy access of spectacular tree-lined frontage along crystal clear Guadalupe River
- Live oak & elm trees near home, rolling native grasslands dotted with trees between house & river is suitable for horses
- 3,259+/- sqft (per KCAD) 4 bedroom, 3 bath Texas Hill Country home built by Israel Pena
- Open floor plan with massive living room featuring high ceilings, wood floors & beams plus native stone walls
- Private well with 3,300 gallon concrete storage tank, aerobic septic system
- Boerne Schools, easy access to San Antonio. No City taxes.
- Taxes for 2010 = \$14,848+/-



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