



27310 CAMELLIA TRACE

BOERNE, TX 78015

\$545,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

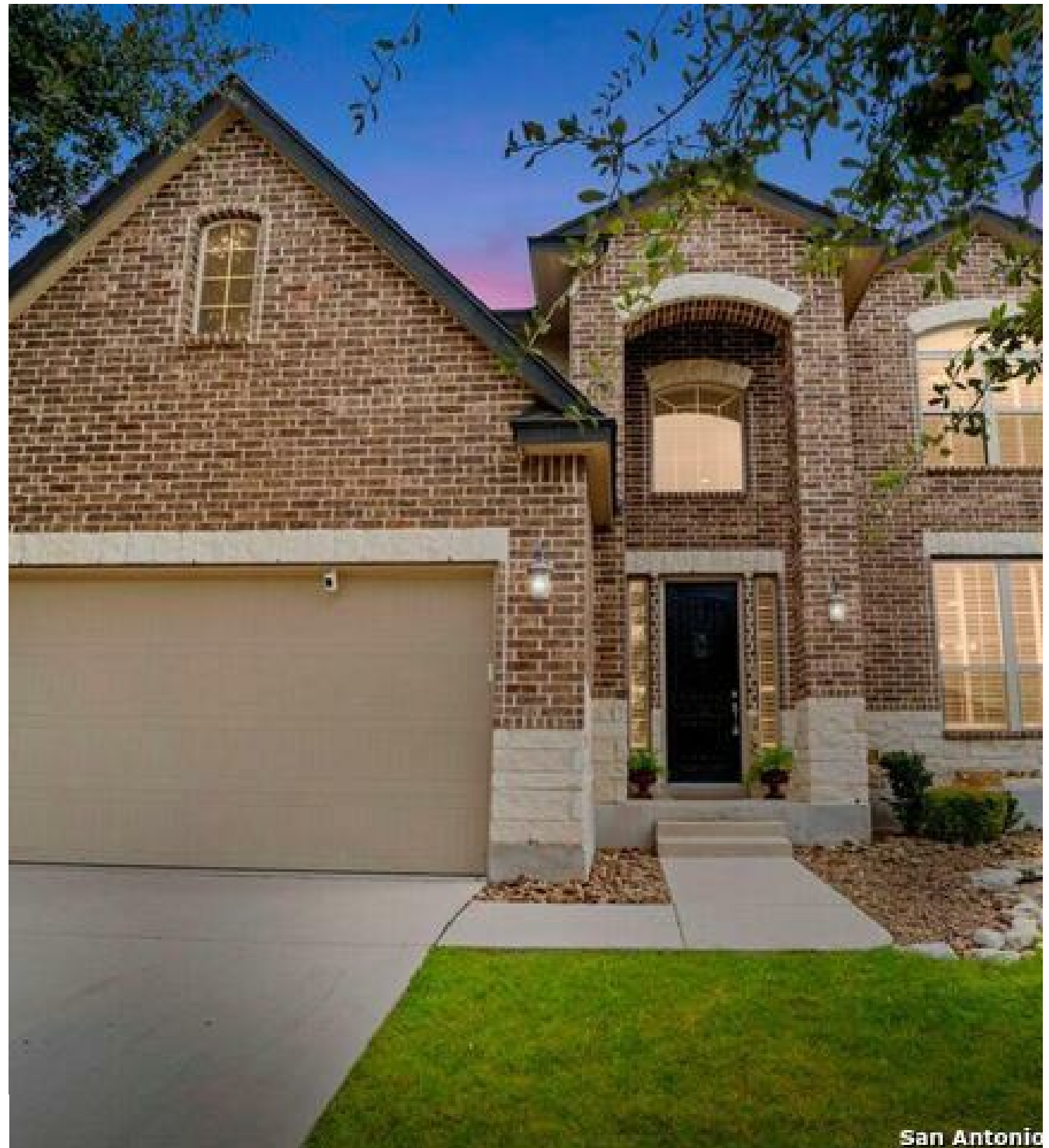
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Price Reduction in time to Spring move-in-immaculate and move-in ready! Step inside and feel instantly welcomed by the stunning floor-to-ceiling stone fireplace-the perfect backdrop for cozy winter evenings and family gatherings. The oversized island kitchen is a true entertainer's dream ideal for family meals or hosting friends for dinner. Enjoy crisp mornings on the screened-in porch, then head out to the extended deck for outdoor living at its best-a private backyard retreat perfect for BBQs, s'mores, and family fun all season long. The main level features a primary suite and a flexible dining room or home office ready for your personal touches.

**Basement: None,
Garage Count: 2 Car Garage,
Garage Description: Garage**

\$545,000



San Antonio

Upstairs, the secondary bedrooms include a guest or multi-generational ensuite, 2 bedrooms with a connecting bath along with a spacious loft/game room-picture movie nights, game tournaments, or the perfect spot for reading a book! Nestled in the desirable gated Fallbrook community, residents enjoy fantastic amenities including a neighborhood pool, park, playground, and clubhouse. Zoned to highly rated Boerne ISD and perfectly positioned between the vibrant energy of San Antonio and the Hill Country charm of Boerne, this home truly offers the best of both worlds. Welcome Home!

