

200 ROARING CREEK

B o e r n e , T e x a s



Legacy Broker Group

HIGHLIGHTS



Located in the beautiful Texas Hill Country, 200 Roaring Creek is nestled on 2.57 acres backing up to a spring fed creek and incredible outdoor green space. In addition to the community park which provides access to the tennis courts, picnic tables, BBQ pit and large pavilion, there is private access to the Guadalupe River for fishing, swimming or kayaking. Built in 2011 the breathtaking home boasts 3 bedrooms and 2 bathrooms, with a metal roof, an open floor plan, high ceilings, fireplace, and gourmet kitchen overlooking the amazing green space. No carpet throughout for low maintenance. The oversized 2 car garage that is epoxy coated and mini split, the garage is the perfect flex space for the home office or workout room and has a 50 amp generator hook-up for emergencies.



OVERVIEW



This beautiful home is truly a hill country paradise. In addition to the wonderful home, the outdoor patio space offers ample space for entertaining and cooking while overlooking the majestic live oak trees and sky reaching cedar elms. The home is no fuss with a well watered by the 20,000 gal water catchment system and filtered through an extraordinary UV light and chlorination system. The water system provides water to the entire home providing ample water for living and gardening. New privacy fence for your dogs to enjoy the enclosed back yard off of your private access road to property with 10 foot rolling gate. 200 Roaring Creek offers true hill country living. Don't miss out on this spectacular property.



FEATURES

2.57 acres | 3/2 Bed & Bath | 1,885 sf Home



SPECIAL AMENITIES

Private Access to
Guadalupe Park

Spring Fed Creek

Community park
which provides
access to the tennis
courts, picnic tables,
BBQ pit and large
pavilion

20,000 gal water
catchment system



LOCATION

20 minutes to Downtown Boerne
30 minutes to the Rim Shopping
30 minutes to La Cantera
40 minutes to San Antonio Airport
55 minutes to Fredericksburg
1.5 hours to Austin

VISUAL ELEMENTS

200 Roaring Creek | Boerne, Texas



DETAILS

3 | 2

Bed | Bath

2.57

Acres

1,884

Square Feet



ZACHARY BIERMANN



Partner | MBA | Realtor®

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As a 5th generation Texan and Comfort, TX resident Zach's roots run deep into the ranching heritage of the State of Texas. In 1912, Zach's great grandfather, Carl W. Biermann purchased land just outside of Comfort, TX which has since continued to be in the Biermann family for 110 years. Today, Zach and his wife, Sarah with their son Zach Jr. live and ranch on that same land raising cattle while also enjoying recreational hunting. Zach's established family history of ranching and recognizable passion for the industry has gained him extensive knowledge in the surrounding landscape including grasses, water, trees, wildlife and what it takes to maintain a ranch in wet and dry conditions.

With a proven track record in ranch real estate and having sold luxury, working, and recreational ranches from the piney woods of East, TX to the open country of West, TX, Zach's knowledge and network is proven time and again working with sellers and buyers across the state. His exceptional personal skills coupled with concierge level service to every client allows Zach and his clients to exceed expectations every time.

Credentials: MBA in Ethical Leadership



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