

\$1,095,000 - 6 Flemingfeld, Boerne

MLS® #1644125

\$1,095,000

4 Bedroom, 4.00 Bathroom, 3,548 sqft
Residential on 0.68 Acres

THRESHOLD RANCH, Boerne, TX

Rare find in prestigious Threshold Ranch, adjacent to Boerne Stage Airfield complete with a private attached hangar and large RV garage. This gated community offers rear taxiways to allow you to bring your plane right to your private hanger, (added in 2022 by the current owner) that is 50 feet wide and 34 feet deep, with an electric 14-foot-high door! There is also a large pull-thru RV garage as part of the hanger that is 60 feet deep and 20 feet wide, with a 14-foot-high electric door as well. The rear taxiway to the home lets you take your aircraft up with a moments' notice! The hanger door features two remotes and the front RV door also features a remote. This home has been meticulously maintained and is in absolutely pristine condition. The main area boasts 12-foot ceilings, with gorgeous tile and hardwood flooring throughout the main living area. The kitchen is fit for the finest chef, including stainless steel appliances, vast custom cabinets, granite countertops, breakfast bar and a walk-in corner pantry! The kitchen opens to the spacious family room with a ceiling-to-floor custom rock fireplace as a centerpiece for the space. Great home for entertaining guests with a formal dining room and separate breakfast room. The primary retreat is secluded offering privacy with vaulted ceilings and custom paint. Escape to the primary bath with a tiled shower overlooking the soaking tub, cozy fireplace, double vanity, and massive walk-in closet. Spacious secondary bedrooms with comfortable



secondary bath space. Large game room or media room upstairs with plumbing in place should you wish to add a bath and have a complete secondary living space! Boerne Stage Airfield was recently sold, and the new owners both live in Threshold Ranch and are planning a variety of improvements. Very few homes from this neighborhood come on the market, so don't miss your opportunity!

Built in 2015

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1644125
List Price	\$1,095,000
Sale Price	\$1,035,000
Sale Date	March 26th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,548
Acres	0.68
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Sold

Community Information

Address	6 Flemingfeld
Subdivision	THRESHOLD RANCH
City	Boerne
County	Bexar
State	TX
Zip Code	78006-8660

Amenities

Amenities	Airport Property, Controlled Access, Hangar Access, Taxiway Access
Pool	None

Interior

Interior	Two Living Area, Breakfast Bar, Eat-In Kitchen, Island Kitchen, Media Room, Separate Dining Room, Study/Library, Walk-In Pantry
Appliances	Built-In Oven, Cook Top, Ceiling Fans, Dryer Connection, Washer Connection
Heating	Central
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Logs Included, Living Room, Master Bedroom, Two, Wood Burning
# of Stories	2
Stories	2

Exterior

Exterior	4 Sides Masonry, Stucco, Stone/Rock
Exterior Features	Deck/Balcony, Sprinkler System, Wrought Iron Fence
Lot Description	Cul-de-Sac/Dead End
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Kendall Elementary
Middle	Boerne Middle S