

\$1,950,000 - 228 Estancia Lane, Boerne

MLS® #1678220

\$1,950,000

4 Bedroom, 5.00 Bathroom, 4,043 sqft
Residential on 5.73 Acres

ESTANCIA AT THUNDER VALLEY, Boerne, TX

Views...Views...Views! This custom, new construction home is a masterpiece of sophistication intertwined with a contemporary flare, which naturally creates pieces of art throughout the home and is situated on 5.73 sprawling acres! Walls of seamless glass windows and sliding doors display breathtaking views and provide a serene living space! The well-executed design of this home is immediately apparent upon entry, as it reveals Hill Country views and leads you to the great room featuring a dramatic floor to ceiling limestone fireplace and sliding glass doors - seamlessly blending indoor and outdoor living and entertaining. Elevated finishes include soaring ceilings, smooth walls, intricate tile backsplashes, detailed tile and hardwood flooring, clean lines and modern fixtures. The culinary inclined will appreciate the gourmet kitchen complete with a sleek waterfall island, dramatic two-toned cabinets, granite counter tops and artistic fixtures. For ease of serving guests, the adjacent dining area features a bar area with a sink. The downstairs owner's retreat is truly a haven of relaxation! Seamless glass windows displaying one of nature's finest views! Imagine waking up every morning to the serenity of the hill country and lying in bed at night gazing at the stars! The spa-infused bath showcases a striking accent wall, which is reminiscent of a luxury hotel, walk-in shower, relaxing tub, dual vanities and a custom wardrobe room. Three secondary bedroom suites, one on the main level and two upstairs,



complete the lavish and vibrant interior! The outdoor living spaces are just as impressive and inviting! Imagine feeling like you are on a luxury vacation everyday! There is an infinity edge pool, a cabana and covered patio with a stone fireplace! The breathtaking views offer a majestic backdrop for superb al fresco entertaining or enjoying quiet evenings! Come experience a refined lifestyle in Estancia at Thunder Valley, which is just a short distance to downtown Boerne, fine dining and shopping!

Built in 2023

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1678220
List Price	\$1,950,000
Sale Price	\$1,920,000
Sale Date	September 8th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,043
Acres	5.73
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary
Status	Sold

Community Information

Address	228 Estancia Lane
Subdivision	ESTANCIA AT THUNDER VALLEY
City	Boerne
County	Kendall
State	TX

Zip Code 78006

Amenities

Amenities Park/Playground, Jogging Trails, Basketball Court, BBQ/Grill, Bike Trails, Clubhouse, Controlled Access, Sports Court, Lake/River Park, Tennis, Volleyball Court

Parking Detached

Has Pool Yes

Pool In Ground Pool

Interior

Interior Eat-In Kitchen, Island Kitchen, Walk-In Pantry, High Ceilings, Open Floor Plan, Walk in Closets, One Living Area, Attic - Pull Down Stairs, Breakfast Bar, High Speed Internet, Liv/Din Combo, Laundry Main Level, Secondary Bedroom Down, Utility Room Inside

Appliances Washer Connection, Dryer Connection, Disposal, Dishwasher, Garage Door Opener, City Garbage service, Ceiling Fans, Carbon Monoxide Detector, Custom Cabinets, Gas Cooking, Gas Water Heater, Microwave Oven, Plumb for Water Softener, Propane Water Heater, Pre-Wired for Security, Refrigerator, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Security System (Leased), Stove/Range, Vent Fan, Wet Bar

Heating Central

Cooling Two Central

Fireplace Yes

of Fireplaces 2

Fireplaces Family Room, Other, Stone/Rock/Brick, Two, Wood Burning

of Stories 2

Stories 2

Exterior

Exterior Stucco

Exterior Features Covered Patio, Double Pane Windows, Gas Grill, Outdoor Kitchen, Partial Sprinkler System, Patio Slab, Mature Trees

Lot Description 5 - 14 Acres, County Vlew, Mature Trees (ext feat), Partially Wooded

Roof Metal

Construction New

Foundation Slab

School Information

District Boerne ISD

Elementary

Call District

Middle

Call District

High

Call District