

# \$1,750,000 - 101 Creek Springs, Boerne

MLS® #1682513

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## \$1,750,000

4 Bedroom, 5.00 Bathroom, 4,733 sqft

Residential on 1.20 Acres

### MENGER SPRINGS, Boerne, TX

Bring Your Most Discerning Buyers To This Spectacular Custom Home In The Highly Coveted Menger Springs Community. As Soon As You Arrive, You Will Notice This Is One Where No Detail Has Been Overlooked. Built By Trinity Custom Homes, This 4733 +/- Square Foot Masterpiece Sits On Over An Acre Of Beautifully-Manicured Grounds With Lush Landscaping. You Will Be In Awe Upon Entry As You Gaze At The Gorgeous Custom Pool Through A Few Of The Many Vast Windows Providing An Abundance Of Natural Light Throughout The Home. Etched Travertine Guides You By A Full Wet Bar Into An Open Area With Soaring Ceilings Where Family Room, Breakfast Area, And Kitchen Flow Freely From One Room To The Next. The Family Room Features A Gorgeous Color-Changing Linear Fireplace With A Custom Rock Surround And Is Quaint For Family Gatherings And Large Enough For Plenty Of Guests. The Stunning Island Kitchen Boasts Top Of The Line Wolf Appliances, Custom Hickory Cabinetry, Granite Countertops, Sub Zero Refrigerator, Warming Drawer, Miele System, And Double Dishwashers. Beyond The Breakfast Area Is A Media/Gameroom Perfect For Watching Movies Or Ball Games, And/Or Playing Shuffle Board, Pool, Or Whatever Games Your Family And Friends Love Best. Amazing Utility Room With Space For Secondary Refrigerator, Tons Of Storage, And A Built-In Clothes Hamper. Each Over-Sized Secondary Bedroom Has A



Full Bath, Walk-In Closet, And Its Own Unique Ceiling.. Yet Another Unique Touch Visualized By Owner And Brought To Life By Builder In This Spectacular Home. In Its Own Wing Sits The Exquisite Master Suite With A Perfectly-Planned Master Bath And Fabulous Closet, Along With A Spacious And Private Home Office. Excellent Storage Throughout The Home, Including That In The Large 4-Car Garage Featuring A Wall Of Closets And Epoxy Flooring. And Last But Certainly Not Least Is The Breathtaking Outdoor Oasis, Featuring Custom Waterfall Pool By Pool Concepts, Outdoor Kitchen, And Fireplace. Perfect For Peaceful Evenings Or Entertaining! All Of This And Too Much More To List, In A Fantastic Location Just Off Of I-10 And Minutes to Medical, Shopping, Dining And Entertainment In Downtown Boerne Or At The Rim/La Cantera. Boerne ISD!

Built in 2013

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1682513
List Price	\$1,750,000
Sale Price	\$1,700,000
Sale Date	October 16th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,733
Acres	1.20
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Mediterranean, Texas Hill Country
Status	Sold

## Community Information

Address	101 Creek Springs
Subdivision	MENGER SPRINGS
City	Boerne
County	Kendall
State	TX
Zip Code	78006

## Amenities

Amenities	Controlled Access
Parking	Attached, Oversized, Side Entry
Has Pool	Yes
Pool	In Ground Pool, Pools Sweep

## Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Media Room, Pull Down Storage
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, City Garbage service, Chandelier, Central Vacuum, Custom Cabinets, Double Ovens, Electric Water Heater, Pre-Wired for Security, Refrigerator, Water Softener (owned), Security System (Owned), Stove/Range, 2+ Water Heater Units, Wet Bar
Heating	Central, Zoned
Cooling	Three+ Central, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Other, Two
# of Stories	1
Stories	1

## Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Mature Trees, Bar-B-Que Pit/Grill

Lot Description	Corner, County Vlew, 1 - 2 Acres, Level
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

**School Information**

District	Boerne ISD
Elementary	Kendall Elementary
Middle	Boerne Middle S
High	Call District