

# \$1,299,999 - 101 Miller Springs, Boerne

MLS® #1709946

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## \$1,299,999

4 Bedroom, 5.00 Bathroom, 3,874 sqft  
Residential on 2.05 Acres

### MENGER SPRINGS, Boerne, TX

Don't miss this impressive and spacious one of a kind Hill Country Contemporary home on 2 acres of pristine land located in the highly coveted Menger Springs community. This luxurious stone and stucco home built in 2022 combines elegance, durability and modern technology to fit today's lifestyle. In addition to the gated access to the community, exterior cameras are installed around the property for your peace of mind. A sizable front porch, complete with a ceiling fan, invites guests to sit and enjoy the tranquility of the surroundings. Step inside through the modern steel front door into an open floor plan that exudes sophistication with elegant light fixtures, high beamed ceilings, and Calibamboo longboard flooring. The abundance of windows and skylights throughout the home brings in natural light. The gourmet kitchen is a culinary enthusiast's dream, featuring an oversized center island/breakfast bar, a built-in double oven and warming drawer, Michael Edwards custom cabinetry, and high-quality stainless steel Dacor appliances. The subway tile backsplash is the perfect finishing touch to this modern yet timeless space. The owner's suite is a spacious retreat with windows that allow for plenty of light and views of the natural surroundings of the property. The en-suite bath is an oasis, boasting dual vanities, a deep soaking tub, a luxurious walk-thru shower complete with multiple shower heads and steam spa. You will also enjoy his and hers walk-in closets. You will find an abundance of



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flexibility and space upstairs. In addition to the remaining 3 beds and 3 full baths there is a game room/playroom, a cozy work/study area with built in desks, and a finished-out attic room that can be used for anything you can imagine. You will find the perfect spot for catching the sunset or the morning breeze right off the balcony of this attic room. This home is as efficient as it is beautiful equipped with two variable speed Trane air conditioners, two tankless instant hot water heaters, a 500-gallon buried propane tank, foam insulated and aro barrier sealed, and even a home transfer switch for a generator should the need arise. Enjoy the surround sound indoor and outdoor speakers, stay connected with pre-wired networking, and have some fun with the can lights that can change colors and dance to music (think red and green during the holidays!) The property backs to a green belt, offering unspoiled views and direct access to nature's beauty. A large covered patio with two ceiling fans makes the perfect setting for outdoor dining or entertaining guests. Experience luxury Texas living at its finest in this exceptional Boerne home!

Built in 2022

**Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1709946
List Price	\$1,299,999
Sale Price	\$1,175,000
Sale Date	August 29th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,874
Acres	2.05

Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Sold

### **Community Information**

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

### **Amenities**

Amenities	Other - See Remarks
Parking	Two Car Garage, Attached, Oversized, Side Entry
Pool	None

### **Interior**

Interior	Two Living Area, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Finished, Island Kitchen, Skylights
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Disposal, Dishwasher, Smoke Alarm, Garage Door Opener, Double Ovens, Gas Water Heater, Security System (Owned), Stove/Range, 2+ Water Heater Units, Vent Fan
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	2

### **Exterior**

Exterior	Stucco, Stone/Rock
Exterior Features	Covered Patio, Deck/Balcony, Sprinkler System, Mature Trees
Lot Description	2 - 5 Acres, Corner, On Greenbelt, Partially Wooded

Roof	Metal
Construction	Pre-Owned
Foundation	Slab

**School Information**

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