

# \$4,475,000 - 540 Turkey Knob Rd, Boerne

MLS® #1716849

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## \$4,475,000

5 Bedroom, 5.00 Bathroom, 5,689 sqft  
Residential on 50.00 Acres

CHAMPEE SPRINGS RANCHES, Boerne, TX

Luxury living in the beautiful Texas Hill Country, this 50 acre estate is located on one of the most coveted roads in Boerne Texas. Upon entry, you will be greeted with a large window showcasing the uninterrupted long range views captured at this property. The beautiful stone work inside and outside this home is the epitome of a Hill Country Estate. The master-suite also captures the long-range views, and has a private set of stairs that leads you to an office. The master bathroom defines luxury with the walk-thru shower, statement bathtub in the center of the bathroom and the luxurious finishes throughout. The spacious kitchen offers high ceilings, double islands, custom cabinetry, high-end appliances, gas cooking on an AGA Cast Iron Range, views outside the front of the home and the long range views out the back of the home. The kitchen overlooks the living room with a second dining room inbetween. Entertain in the living room that fully opens with glass sliding doors to the covered patio with a fireplace and a built-in pizza oven. The patio is spacious and perfect for gatherings while it overlooks the pool and hot tub. This custom built Paul Allen home defines luxury while still providing comfort and also offers four additional bedrooms, an office off of the entry, and a flex room over the garage. A working chicken coop is in place to the side of the backyard. Black Buck roam freely, views are captured from the home, and peaceful living - what more could you ask for? Welcome home



to 540 Turkey Knob.

Built in 2014

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1716849
List Price	\$4,475,000
Sale Price	\$4,190,475
Sale Date	January 17th, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,689
Acres	50.00
Year Built	2014
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Sold

### Community Information

Address	540 Turkey Knob Rd
Subdivision	CHAMPEE SPRINGS RANCHES
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### Amenities

Amenities	None
Parking	Attached, Side Entry
Has Pool	Yes
Pool	Fenced Pool, Hot Tub, In Ground Pool, Pool is Heated

### Interior

Interior	1st Floor Lvl/No Steps, Two Eating Areas, Two Living Area, All Bedrooms Downstairs, Attic - Partially Finished, Attic - Partially Floored,
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Breakfast Bar, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Laundry Room, Loft, Media Room, Open Floor Plan, Separate Dining Room, Study/Library, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry

Appliances Chandelier, Ceiling Fans, Carbon Monoxide Detector, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Gas Grill, Gas Cooking, Gas Water Heater, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Private Garbage Service, Pre-Wired for Security, Refrigerator, Satellite Dish (owned), Water Softener (owned), Solid Counter Tops, Smoke Alarm, Security System (Owned), Stove/Range, 2+ Water Heater Units, Washer Connection

Heating 2 Units, Central, Heat Pump

Cooling Two Central, Heat Pump

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Glass/Enclosed Screen, Gas Logs Included, Living Room, Two, Wood Burning

# of Stories 2

Stories 2

## Exterior

Exterior 4 Sides Masonry, Stucco, Stone/Rock

Exterior Features Bar-B-Que Pit/Grill, Covered Patio, Double Pane Windows, Dog Run Kennel, Gas Grill, Has Gutters, Outdoor Kitchen, Patio Slab, Special Yard Lighting, Sprinkler System, Storage Building/Shed, Mature Trees, Wire Fence, Wrought Iron Fence

Lot Description 15 Acres Plus, Ag Exempt, Gently Rolling, Horses Allowed, Hunting Permitted, Mature Trees (ext feat), Partially Wooded, Secluded, Xeriscaped

Roof Metal

Construction Pre-Owned

Foundation Slab

## School Information

District Boerne ISD

Elementary Call District

Middle Call District

High Call District