

# \$2,375,000 - 11326 Montell Pt, Boerne

MLS® #1740956

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## \$2,375,000

4 Bedroom, 4.00 Bathroom, 5,036 sqft  
Residential on 1.02 Acres

PECAN SPRINGS, Boerne, TX

Presenting a pinnacle of luxury in Boerne's prestigious Pecan Springs neighborhood, this newly constructed, never lived-in, 5,036sf single-story residence by McNair Custom Homes is a testament to unparalleled craftsmanship and meticulous attention to detail. The exterior showcases a harmonious blend of stucco and stone, crowned by a standing seam metal roof, reflecting enduring sophistication and superior durability. Entering the residence, the commitment to quality is immediately evident, with Rift Sawn White Oak Amaya Cabinets and Delta Granite Counters gracing the main kitchen, complemented by JennAir and KitchenAid appliances and a large walk-through pantry complete with second refrigerator, sink and wine fridge. Fir wood trusses add a touch of natural elegance to the design, while brick accents in the family and fitness rooms underscore the meticulous construction. The primary bedroom stands as a luxurious retreat with a 5-piece attached ensuite bath featuring a walk-through shower, tall ceilings, and dual closets, seamlessly connected to a well-appointed laundry room. Entertainment and convenience are taken to new heights with a game/media room featuring color changing LEDs, a fitness room, a study w/ closet (could also be used as a 4th bed) and a fully equipped mother-in-law suite boasting a dedicated kitchen, bath, and washer/dryer connections, which is accentuated by added sound barriers for ultimate privacy. Beyond the interior, the



residence offers an outdoor kitchen w/ a fully retractable screened in patio, Coyote appliances, a putting green, and two oversized two-car garages (4 total), each wired for EV charging. Technological advancements include a Generac generator, spray foam insulation, Reverse Osmosis system, and pre wiring for automatic shades. Welcome to a residence where quality construction and opulent living converge in perfect harmony.

Built in 2023

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1740956
List Price	\$2,375,000
Sale Price	\$2,232,500
Sale Date	April 19th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,036
Acres	1.02
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary, Texas Hill Country
Status	Sold

### Community Information

Address	11326 Montell Pt
Subdivision	PECAN SPRINGS
City	Boerne
County	Bexar
State	TX
Zip Code	78006

### Amenities

Amenities	Park/Playground, Controlled Access
Parking	Attached, Oversized, Side Entry
Pool	None

### **Interior**

Interior	Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Walk in Closets, 1st Floor Lvl/No Steps, Two Living Area, All Bedrooms Downstairs, Laundry in Closet, Laundry Main Level, Laundry Room, Telephone
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Disposal, Dishwasher, Smoke Alarm, Pre-Wired for Security, Plumb for Water Softener, Chandelier, Refrigerator, Solid Counter Tops
Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

### **Exterior**

Exterior	Stucco, Stone/Rock
Exterior Features	Covered Patio, Double Pane Windows, Outdoor Kitchen, Screened Porch, Solar Screens, Special Yard Lighting, Sprinkler System, Mature Trees
Lot Description	1 - 2 Acres, Bluff View, County View, Mature Trees (ext feat), Partially Wooded
Roof	Metal
Construction	New
Foundation	Slab

### **School Information**

District	Northside ISD
Elementary	Sara B McAndrew
Middle	Rawlinson
High	Clark