

# \$1,725,000 - 160 Balcones Bend, Boerne

MLS® #1755560

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## \$1,725,000

4 Bedroom, 5.00 Bathroom, 4,477 sqft  
Residential on 1.15 Acres

Bristow Bend, Boerne, TX

Luxury living at its finest. Must see 4-bedroom 4.5 bath with 4477 sqft sitting on 1.15 acres. This is a Hill Country Dream property! Gorgeous custom home completed in 2017. Located in the Bristow, which is highly desirable with its convenient location just minutes from I -10 and downtown Boerne. When walking thru the front door you are greeted with those breathtaking Hill Country views. The primary bedroom boasts elegance at every turn with large walk-in closet with built in shelving. Large primary bathroom offers a Rain Shower, free standing tub, and double vanities. This home has all the little extras throughout, including hidden electric plugs inside bathroom vanity drawers and inside kitchen drawers. There is custom cabinetry with soft close throughout the home. Walk into the chef's kitchen and be amazed at all it has to offer. Thermador Pro Appliances, Convection Oven, Steam Oven, built in 30" Refrigerator, 18" freezer, dishwasher, 36" Range top with gas cooking. There is a microwave, and beverage refrigerator built into the large walk-in pantry with ample space. Under cabinet lighting, and breakfast nook. Complete with Taj Mahal granite kitchen countertops. Open concept living, off the kitchen and living room is a beautiful barrel ceiling dining room, with a view of the perfectly landscaped front yard. Step into the living room and sit in front of a stunning 50" Fireplace which is dual propane and wood fired, all while gazing out the glass patio doors



that offer sweeping views of the hill country. Large home office that has the smart home command center and gun safe/built in hidden room. There is also a media room complete with ample storage and crown molding. You will find extras at every turn, hand textured walls, custom closets, extra wide stairway, hallways, high ceilings, Hunter Douglas motorized blinds, custom one-of-a-kind stairwell rail, recessed stair lighting, custom luxury wrought iron double 9' Door entry. 2 tankless water heaters, water softener, reverse osmosis water filter, Three 15 Seer HVAC units with heat pump. Propane Buried 500-gallon tank oversized for suitability of two years before refilling is required. Built-in 36" outdoor propane grill/ outdoor kitchen with sink and drop in cooler. Insulated Steel backed garage doors, spray foam insulation 5.5 (R-20) Attic/roof deck, Spray foam exterior walls (3.5" R-13) 4" spray foam insulation installed at mid floor between 1st & 2nd floors, Landscape Lighting, Doggie door to the covered back patio. There are over 50 Huge mature live oak trees in front and back. Underground wired Landscape lighting, 12 zone irrigation system, Roof/Eaves outlets for Christmas Lights, and rain gutters. It's not just a home, it's a lifestyle!

Built in 2017

### **Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1755560
List Price	\$1,725,000
Sale Price	\$1,640,000
Sale Date	June 26th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	4,477
Acres	1.15
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary
Status	Sold

### **Community Information**

Address	160 Balcones Bend
Subdivision	Bristow Bend
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### **Amenities**

Amenities	Controlled Access
Pool	None

### **Interior**

Interior	Separate Dining Room, Island Kitchen, Walk-In Pantry, High Ceilings, Open Floor Plan, Two Eating Areas, Two Living Area, Eat-In Kitchen, High Speed Internet, Laundry Main Level, Laundry Room, Media Room, Secondary Bedroom Down, Study/Library, Utility Room Inside, Walk in Closets
Appliances	Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Garage Door Opener, City Garbage service, Ceiling Fans, Custom Cabinets, Double Ovens, Gas Grill, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Smoke Alarm, Security System (Owned), Stove/Range
Heating	Central, Heat Pump
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two
# of Stories	2
Stories	2

### **Exterior**

Exterior	Stucco, Stone/Rock
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Boerne ISD
Elementary	Fabra
Middle	Boerne Middle S
High	Champion