

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

MLS® #5624390

\$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. Step inside through the modern steel front door into an open floor plan that exudes sophistication with elegant light fixtures,

& high beamed ceilings 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, along with stainless steel Dacor appliances. 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, steam spa, and his and hers walk-in closets. You will find an abundance of 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 and even a home transfer switch for a generator should the need arise. 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	abor_vow
MLS® #	5624390
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 Residence
Status	Closed

Community Information

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

Amenities

Utilities	Electricity Available, Propane, Underground Utilities
Features	Gated
Parking	Attached, Driveway, Garage, Oversized, Garage Faces Side, Storage
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Hills, Neighborhood, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Vinyl
Appliances	Built-In Electric Oven, Built-In Oven, Built-In Refrigerator, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Electric Oven, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Warming Drawer
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Decorative, Gas, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, No Exterior Steps
Lot Description	Back Yard, Corner Lot, Front Yard, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Landscaped, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Large Size
Windows	Blinds, Low Emissivity Windows, Screens, Skylight(s), Vinyl
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Kendall
Middle	Boerne Middle South
High	Samuel V Champion