

# \$1,440,000 - 9722 Boerne Haze, Boerne

MLS® #536959

## \$1,440,000

4 Bedroom, 4.00 Bathroom, 5,125 sqft  
Residential on 5.15 Acres

Country Bend Un 4c, Boerne, Texas

Welcome to your serene sanctuary, where the charm of the countryside meets the warmth of luxurious living. A gorgeous drive through a canopy of oak trees, spanning over 500 feet, leads you to your exclusive hideaway, a captivating two-story residence nestled on over 5 acres of sprawling minimally restricted land. The sellers have made fantastic improvements including adding an elevator, versatile media room that can be used as a theater, stage area, meeting room, the addition of a true fourth bedroom with a walk-in closet; other noteworthy enhancements include special landscape lighting leading up an expanded newly repaved circular driveway, upgraded appliances, 3 NEW installed HVAC systems, NEW dishwasher, disposal and ice maker in kitchen, tankless water heater, sprinklers, front landscaping and much more can be said about this one-of-a-kind property. Step inside to soaring ceilings and expansive windows that flood the home with natural light. The heart of the home, the kitchen, boasts a grand island, gas cooking, built-in refrigerator, and top-tier appliances, making it perfect for both everyday living and entertaining guests. Adjacent to the kitchen, the cozy living room invites relaxation with its stone fireplace. Indulge in luxury in the beautiful primary bedroom, featuring high ceilings, elegant flooring, and outdoor access. The ensuite bathroom is a haven of comfort, complete with separate dual vanities, a walk-in shower, jetted tub, and bidet – all crafted for your



enjoyment and relaxation. Entertainment awaits in the media room, which feels more like a movie theater with its fifteen plush lounge chairs, large screen, projector, and surround sound – perfect for hosting movie nights, meetings and more! Outside, a sprawling stone patio with a built-in gas grill provides the ideal setting for al fresco dining against the backdrop of nature's beauty. With horses allowed, this property is truly a delightful retreat; welcoming you home to your serene sanctuary!

Built in 2003

### **Essential Information**

MLS® #	536959
Price	\$1,440,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,125
Acres	5.15
Year Built	2003
Type	Residential
Sub-Type	Single Family
Style	Spanish/Mediterranean
Status	Active

### **Community Information**

Address	9722 Boerne Haze
Subdivision	Country Bend Un 4c
City	Boerne
County	Bexar
State	Texas
Zip Code	78006

### **Amenities**

Utilities	Cable Available, Electricity Available, Fiber Optic Available, Natural Gas
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	Available, Trash Collection Private
Features	None
Parking	Attached, Circular Driveway, Garage
# of Garages	2
View	Bluff, Hills, Trees/Woods

### **Interior**

Interior	Carpet, Ceramic Tile
Appliances	Convection Oven, Dishwasher, Gas Cooktop, Disposal, Ice Maker, Refrigerator, Tankless Water Heater, Wine Refrigerator, Some Gas Appliances, Built-In Oven, Cooktop, Microwave, Water Softener Owned
Heating	Multiple Heating Units, Natural Gas
Cooling	Central Air, 3+ Units
Fireplace	Yes
Fireplaces	Gas Log, Living Room, Stone
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Covered Patio, Dog Run, Gas Grill, Lighting, Outdoor Grill, Outdoor Kitchen, Patio, Private Yard
Roof	Tile
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

### **School Information**

District	Boerne ISD
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### **Additional Information**

Date Listed	March 15th, 2024
Days on Market	147

### **Listing Details**

Listing Office	Keller Williams Heritage
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