

# \$3,100,000 - 121 Spanish Pass Rd, Boerne

MLS® #1575848

**\$3,100,000**

7 Bedroom, 9.00 Bathroom, 7,014 sqft  
Residential on 22.06 Acres

N/A, Boerne, TX

CAN YOU IMAGINE?? Take a deep breath as you turn into this beautiful Hill Country estate through the custom rock entrance and up the drive to the luxurious rock home. Kick off your shoes and soak up the view by the Keith Zars resort style pool while cooking a steak in the outdoor kitchen. Stroll down the paved road to the pasture below to pet your horses and livestock while you admire the captivating sunset. Drop by to say hello to your friends staying in your custom guest house. You have just experienced the Hill Country lifestyle at its finest... You will not believe that you are only 5 minutes from downtown Boerne to the finest dining and shopping in the area. Take a hill country drive to Fredericksburg and enjoy the vineyards. Only 15 minutes to the Rim shopping area in San Antonio. But wait! Why would you ever want to leave this Hill Country Estate? The Longhorn Ranch is situated on this park-like, agriculture exempt, 22 Acre Hill Country Estate. Located only 5 miles to downtown Boerne with easy access to Interstate 10 and in the sought-after Boerne ISD. No detail was overlooked on this property. The custom limestone Main House is 5,214 SF with standing seam metal roof is a split concept 5 Bedroom, 5 1/2 bath. The dedicated home office is attached to the media room to create a large enjoyable environment to be able to work from home. The chef's kitchen is complete with a Viking stove and butcher block island. Throw a log on the fire in the main living room fireplace while visiting



with your guests in the formal dining room with Hill Country view. The custom hardwood floors and wood trim throughout create a warm and inviting feeling right when you walk in the door. This home is designed for a family of any size. No detail was overlooked in the guest home on the property. The custom rock fireplace and perfect floor plan will make guests feel right at home for a long weekend or for months at a time. There is also a studio apartment under the same room as the guest house. The barn is complete with a cement floor and roll up door. Pastures are complete with new fencing, water, and cover to get out of the weather. This property is one-of-a-kind and is incredibly well-maintained. The land has been cleared of cedar trees and can be mowed with a zero turn mower. It is hard to find property in the area with both incredible views and good soil with limited rock. That is what makes this area of the county so sought-after and appealing. The location and easy access to Interstate 10 provide easy commuting. RESORT STYLE POOL - CUSTOM HOME - GUEST HOME - AGRICULTURE EXEMPT!! This property has it all, don't miss this one!

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 1575848     |
| Price          | \$3,100,000 |
| Bedrooms       | 7           |
| Bathrooms      | 9.00        |
| Full Baths     | 7           |
| Half Baths     | 2           |
| Square Footage | 7,014       |
| Acres          | 22.06       |
| Year Built     | 2006        |
| Type           | Residential |

|          |                                      |
|----------|--------------------------------------|
| Sub-Type | Single Family Detached               |
| Style    | Two Story, Ranch, Texas Hill Country |
| Status   | Active                               |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 121 Spanish Pass Rd |
| Area        | 2507                |
| Subdivision | N/A                 |
| City        | Boerne              |
| County      | Kendall             |
| State       | TX                  |
| Zip Code    | 78006               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | None                                       |
| Parking   | Detached                                   |
| Has Pool  | Yes  |
| Pool      | In Ground Pool, AdjoiningPool/Spa, Hot Tub |

### **Interior**

|                 |  |
|-----------------|--|
| Interior        | Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Telephone, Walk in Closets |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Double Ovens, Custom Cabinets   |
| Heating         | Central  |
| Cooling         | One Central  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Living Room  |
| # of Stories    | 2  |
| Stories         | 2  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | 4 Sides Masonry, Siding   |
| Exterior Features | Covered Patio, Special Yard Lighting, Mature Trees, Detached Quarters, Outdoor Kitchen, Additional Dwelling, Horse Stalls/Barn, Other - See Remarks |

|                 |  |
|-----------------|--|
| Lot Description | County Vlew, Horses Allowed, Partially Wooded, Mature Trees (ext feat), 15 Acres Plus, Ag Exempt, Secluded |
| Roof            | Metal  |
| Construction    | Pre-Owned  |
| Foundation      | Slab   |

### **School Information**

|            |                 |
|------------|-----------------|
| District   | Boerne          |
| Elementary | Fabra           |
| Middle     | Boerne Middle N |
| High       | Boerne          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 8th, 2021 |
| Days on Market | 134                |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Legacy Broker Group |
|----------------|---------------------|

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