

# \$4,975,000 - 220 N School Street, Boerne

MLS® #1643059

## \$4,975,000

5 Bedroom, 7.00 Bathroom, 6,047 sqft  
Residential on 2.35 Acres

Boerne, Boerne, TX

This enchanting estate is perfectly nestled on 2.35 acres behind a private gated entry in the heart of downtown Boerne and backs up to Cibolo Creek! The sublime property features awe-inspiring park-like grounds with majestic oak trees that cohesively blend to create towering canopies and breathtaking lawn art! Professional lush landscaping and a colorful palette of shrubberies and plants further enhance the allure of the grounds. The courtyard entry is a welcoming introduction into the home. Upon entering, you will immediately take note of the elegant appointments and finishes that will be presented throughout the detailed interior. Ornate details include exposed distressed beams, hand carved corbels, stone walls, unique custom doors and windows, old world chandeliers and sconces, stone and hardwood flooring, fixtures and fireplaces. The unique design element that separates this home from others is no two rooms are the same! Just beyond the rotunda entry is the grand great room with a soaring vaulted ceiling and picturesque fireplace! The adjacent formal dining room can accommodate up to twelve guests and overlooks the pool and creek. The bar area is the ideal serving station and is complete with a sink and sub-zero beverage cooler. For the Culinarian, the gourmet kitchen features granite counter tops, working island with a sink, upscale stainless steel appliances, a Viking 6 burner gas range with double ovens, Miele espresso maker and a Sub-Zero



refrigerator and freezer. The kitchen also provides access to a cellar which provides additional pantry space or could be a wine room. Additionally, the floor plan includes a cozy family room with a wood burning fireplace, relaxed dining area, a sunroom and a library. The primary owner's wing is complete with a private entry hall, a grand bedroom suite with a vaulted ceiling, fireplace, a versatile room with a Viking beverage cooler and dual walk-in wardrobe rooms. For a true spa-experience - the master bath boasts separate vanities, a sitting vanity, jetted tub and walk-in shower with multiple shower heads and body jets. There is a secondary owner's wing, which is ideal for guests and is equally as impressive! Appointments include a separate entry hall with vibrant spanish tile flooring, a grand bedroom suite with serene views, outside access to a quaint covered patio and a spa-bath with dual vanities! The majestic children's wing is full of magical details that provide fun for the whole family! The fairytale hallway leads you to a secret door, once you push the "hidden button", a grand arched doorway opens to a bedroom suite with a private bath! Further down the hallway you will find a relaxed sitting room with a wall of bookshelves, if you look carefully you will see a "magic" button which opens the shelves to a mystery bedroom complete with charming bunk beds and a private bath. For al fresco living the backyard oasis is complete with a sparkling pool, a covered patio with a fireplace, open lounging spaces and an array of sprawling lawns - all which overlook the serene Cibolo Creek which runs through the back of the property! The entertaining enthusiast will be pleased with the endless indoor and outdoor events that can be celebrated at this breathtaking estate! From intimate gatherings with just a few friends on the terrace, refreshing pool parties in the pool house, outdoor dinners in front of the fireplace

to quiet evenings enjoying libations by the creek side - this property presents plentiful occasions for any lifestyle! The pool house may also double as a guest house and features a living area, kitchenette and full bath! For the car aficionado the garage can house all of your extracurricular vehicles and toys! There is room for up to 5 cars, plus an attached two car carport, there are two storage rooms plus a bonus room that can easily be converted into a man cave! This is truly one of a kind property located within walking distance to Main Street.

Built in 1978

### **Essential Information**

MLS® #	1643059
Price	\$4,975,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	6,047
Acres	2.35
Year Built	1978
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

### **Community Information**

Address	220 N School Street
Area	2508
Subdivision	Boerne
City	Boerne
County	Kendall
State	TX
Zip Code	78006-2064

## Amenities

Amenities	None
Parking	Detached, Oversized, Tandem
Is Waterfront	Yes
Has Pool	Yes
Pool	Fenced Pool, In Ground Pool, Pools Sweep

## Interior

Interior	1st Floor Lvl/No Steps, Two Eating Areas, Two Living Area, All Bedrooms Downstairs, Cable TV Available, Eat-In Kitchen, Florida Room, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Laundry Room, Open Floor Plan, Secondary Bedroom Down, Shop, Separate Dining Room, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Chandelier, City Garbage service, Ceiling Fans, Carbon Monoxide Detector, Custom Cabinets, Double Ovens, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Gas Cooking, Ice Maker Connection, Microwave Oven, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Security System (Owned), Stove/Range, 2+ Water Heater Units, Vent Fan, Wet Bar, Washer Connection
Heating	Central, Zoned
Cooling	Three+ Central, Zoned
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Three+, Family Room, Gas, Gas Logs Included, Living Room, Master Bedroom, Other, Wood Burning
# of Stories	1.0
Stories	1

## Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Additional Dwelling, Covered Patio, Dog Run Kennel, Detached Quarters, Has Gutters, Patio Slab, Special Yard Lighting, Sprinkler System, Stone/Masonry Fence, Mature Trees, Water Front Improved, Wire Fence, Workshop, Wrought Iron Fence
Lot Description	2 - 5 Acres, Creek, Gently Rolling, Improved Water Front, Mature Trees (ext feat), On Waterfront
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

**School Information**

District	Boerne
Elementary	Call District
Middle	Call District
High	Call District

**Additional Information**

Date Listed	June 8th, 2023
Days on Market	343
HOA Fees	0.00

**Listing Details**

Listing Office	San Antonio Portfolio KW RE
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