

\$1,200,000 - 48 Rust, Boerne

MLS® #1849983S

\$1,200,000

4 Bedroom, 5.00 Bathroom, 4,444 sqft

Residential on 6.50 Acres

OUT/KENDALL CO., Boerne, TX

Unrestricted Boerne Living! Located less than 5 miles to Downtown and Main Street, this meticulously cared for property has everything you have been looking for. Enter through the custom mesquite front doorway into this timeless and classic Hill Country home. With custom features abound, the large windows allow for plenty of natural light and seem to invite the peaceful setting inside as you unwind and discuss your day. Or perhaps cozy up with a glass of wine by the fire in the living room and watch the deer play outside. Prepare gourmet meals on the gas cooktop while enjoying the custom features that are sure to last a lifetime and serve in either of the two eating areas to include the kitchen table or the lovely dining room with additional views. The huge primary suite offers privacy while also providing for access to the pool and outdoor living and the sizable bonus room off the primary bathroom allows for a perfect exercise room, studio or additional closet or storage. The property also features a massive guest suite downstairs that can only be described as luxury for your guests. Rounding out the downstairs is an office any home worker would be envious to have. Exterior access to the office also allows for business associates and clients to access without interrupting your home if needed. Upstairs is a massive loft complete with second wood burning fireplace and built ins for school, work or play. Two additional large bedrooms each with their own bathroom suites make this



home truly unique. Outside you can swim in the pool while enjoying picturesque Hill Country views while the outdoor kitchen is fired up grilling no doubt the best burgers you will ever taste. Bring your horses and let them roam in the front pasture by day and house them in the 5 stall barn at night. An RV electrical hookup is also ready for your friends and family to pull up and visit anytime. This property truly has everything you can want and look for and all within 5 miles of downtown Boerne. Come see this amazing property today!

Built in 1992

Essential Information

MLS® #	1849983S
Price	\$1,200,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,444
Acres	6.50
Year Built	1992
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Price Change
Has Pool	Yes
Pool Description	Fenced Pool, Hot Tub, In Ground Pool, Pool is Heated, Pools Sweep

Community Information

Address	48 Rust
Area	2506
Subdivision	OUT/KENDALL CO.
City	Boerne
County	Kendall
State	TX

Zip Code 78006

Amenities

Amenities None

Parking None/Not Applicable

Interior

Interior Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet, Laundry Main Level, 1st Floor Lvl/No Steps, Two Eating Areas, Two Living Area, Attic - Attic Fan, Laundry Room, Secondary Bedroom Down, Skylights, Separate Dining Room, Telephone, Walk in Closets

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Plumb for Water Softener, Attic Fan, Built-In Oven, Chandelier, Cook Top, Carbon Monoxide Detector, Custom Cabinets, Electric Water Heater, Gas Grill, Microwave Oven, Private Garbage Service, Pre-Wired for Security, Water Softener (owned), Solid Counter Tops, Trash Compactor, 2+ Water Heater Units

Heating Central

Cooling Three+ Central

Fireplace Yes

of Fireplaces 2

Fireplaces Game Room, Living Room, Stone/Rock/Brick, Two, Wood Burning

of Stories 2

Stories 2

Exterior

Exterior Stone/Rock, Stucco, 2 Sides Masonry, Wood

Exterior Features Bar-B-Que Pit/Grill, Covered Patio, Double Pane Windows, Gazebo, Gas Grill, Has Gutters, Horse Stalls/Barn, Outdoor Kitchen, Patio Slab, Privacy Fence, Ranch Fence, Storage Building/Shed, Mature Trees, Wrought Iron Fence

Lot Description 5 - 14 Acres, Ag Exempt, County Vlew, Gently Rolling, Horses Allowed, Irregular, Level, Mature Trees (ext feat), Partially Wooded, Secluded

Roof Metal

Construction Pre-Owned

Foundation Slab

School Information

District	Boerne
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	March 14th, 2025
Days on Market	203