# \$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 Active
Has Pool Yes

Pool Description Hot Tub, Fenced Pool, 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 Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating

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

**Skylights** 

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook

Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Gas Grill, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Electric Water Heater, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Private Garbage Service, Attic Fan, Carbon Monoxide Detector, Pre-Wired for Security,

Trash Compactor, 2+ Water Heater Units

Heating Central

Cooling Three+ Central

Fireplace Yes # of Fireplaces 2

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

# of Stories 2 Stories 2

**Exterior** 

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

Exterior Features Patio Slab, Covered Patio, Gas Grill, Privacy Fence, Wrought Iron

Fence, Double Pane Windows, Has Gutters, Mature Trees, Ranch Fence, Bar-B-Que Pit/Grill, Gazebo, Horse Stalls/Barn, Outdoor Kitchen,

Storage Building/Shed

Lot Description County VIew, Horses Allowed, 5 - 14 Acres, Mature Trees (ext feat),

Secluded, Level, Ag Exempt, Gently Rolling, Irregular, Partially Wooded

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 214