

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

MLS® #1849983

\$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® #	1849983
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

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
Has Pool	Yes
Pool	Hot Tub, Fenced Pool, In Ground Pool, Pool is Heated, Pools Sweep

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, Carbon Monoxide Detector, Private Garbage Service, Attic Fan, 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	2.0
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 Vlew, Horses Allowed, 5 - 14 Acres, Partially Wooded, Mature Trees (ext feat), Secluded, Level, Ag Exempt, Gently Rolling, Irregular
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	236
HOA Fees	0.00

Listing Details

Listing Agent	Kristian Forks
Listing Office	Kuper Sotheby's Int'l Realty

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