

\$897,000 - 130 Spring Hill Dr., Boerne

MLS® #1852549

\$897,000

4 Bedroom, 3.00 Bathroom, 3,144 sqft

Residential on 4.41 Acres

BLUEGRASS, Boerne, TX

Hill Country Dreaming...Searching for a few acres where you can ride your horses & your lovely home is nestled among beautiful oak trees? Dreaming of relaxing on your front porch enjoying the serenity of your cascading water feature & the Texas sky, all just minutes from Boerne? Then this property just might be your dream come true! The lovely single-story home is just under 2800 square feet and features 4 bedrooms and 3 baths. The Living Room is very spacious and boasts tall ceilings and a beautiful wood-burning fireplace. The kitchen is open and inviting, beckoning friends and family to gather, laugh and enjoy. The formal Dining Room has French Doors that open to the front porch and country views. Large windows throughout the home allow an abundance of natural light and the beauty of the outdoors in. There is a covered arena in place that is ready for your fun and enjoyment.

The Ranch Hand's Quarters at the arena come with a full bathroom. There is also a Storeroom and Tack Room to house your saddle and other equine essentials. Need a space large enough to house your tractor, 4-wheeler and other toys? There is a grand covered storage area that can accommodate. With this magnificent property, you are afforded the Hill Country lifestyle while being just minutes from fine dining, shopping and other amenities afforded by Boerne and San Antonio. If you've been Hill Country Dreaming and this beautiful property looks and sounds like the dream you want to live, come and view



to see all it can afford you. Don't forget to check out the Video of the cascading water feature. Information obtained from other sources and is deemed reliable, but is not guaranteed. Buyer to independently verify all prior to purchase.

Built in 2000

Essential Information

MLS® #	1852549
Price	\$897,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,144
Acres	4.41
Year Built	2000
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	130 Spring Hill Dr.
Area	2501
Subdivision	BLUEGRASS
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	None
Parking	Two Car Garage, Attached, Side Entry
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Breakfast Bar,
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	Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Room, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Security System (Owned), Electric Water Heater, Satellite Dish (owned), Garage Door Opener
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning, Stone/Rock/Brick
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Lot Description	Cul-de-Sac/Dead End, County Vlew, Horses Allowed, 2 - 5 Acres, Partially Wooded, Mature Trees (ext feat), Gently Rolling
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Middle	Boerne Middle S
High	Champion

Additional Information

Date Listed	March 23rd, 2025
Days on Market	226
HOA Fees	0.00

Listing Details

Listing Agent	Audrey Boerner
Listing Office	Legacy Partners

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