

\$3,950,000 - 37 Old Fredericksburg, Boerne

MLS® #1880823

\$3,950,000

5 Bedroom, 6.00 Bathroom, 6,734 sqft

Residential on 10.51 Acres

A10002 - SURVEY 171 J R AROCHA, Boerne, TX

Discover a hidden gem in the perfect location. 37 Old Fredericksburg Rd in Boerne, TX, an inviting estate nestled on just over 10 acres of peaceful Hill Country landscape with an agricultural tax exemption. As you arrive, an impressive, gated entrance leads you down a scenic drive, hinting at the grandeur within, leading you to a home that's been thoughtfully designed to blend beauty, privacy, and luxury. The property offers a gentle balance of wide-open space and quiet privacy, with mature trees framing manicured lawns and a tranquil pond with a charming fountain. A professional grade putting green for the golf enthusiast, while the overall setting invites you to slow down and take in the surrounding nature, ensuring privacy and picturesque views from every angle. The main residence reflects timeless Spanish-inspired design, a masterpiece featuring a stunning stucco exterior adorned with elegant Cantera stone accents, graceful arches, and a grand entryway that welcomes you into a world of refined elegance. Inside, the spaces are open, light-filled, and thoughtfully arranged. Including a formal living room with striking vaulted ceilings and fireplace, and a formal dining room perfect for gatherings and entertainment. The gourmet kitchen is a chef's dream, both beautiful and functional-custom cabinetry, high-end appliances, and two large islands. Each bedroom provides a peaceful retreat, each with unique touches and views. The



luxurious master suite features a private fireplace and an opulent en-suite bathroom with a freestanding tub and ample storage. Dedicated home offices provide ideal spaces for work or study. The home naturally flows to the outdoor living spaces, designed for memories to be made. A sparkling swimming pool with a slide and elevated spa offers a refreshing escape on warm days, surrounded by ample patio space for lounging and entertaining. An enclosed outdoor living area provides a comfortable space for al fresco dining, conversation, and relaxation. The expansive grounds also include a productive garden, a treehouse and swings, and a convenient storage shed. A spacious detached four-car garage provides plenty of room for vehicles and storage. This exceptional property at 37 Old Fredericksburg Rd is more than just a home; it's a private hidden gem offering a lifestyle of tranquility and luxury with easy access to everything the epitome of Texas Hill Country living has to offer.

Built in 2013

Essential Information

MLS® #	1880823
Price	\$3,950,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	6,734
Acres	10.51
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Spanish
Status	Active

Community Information

Address	37 Old Fredericksburg
Area	2502
Subdivision	A10002 - SURVEY 171 J R AROCHA
City	Boerne
County	Kendall
State	TX
Zip Code	78015

Amenities

Amenities	None
Parking	Detached
Has Pool	Yes
Pool	In Ground Pool, Diving Board

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, All Bedrooms Downstairs, Atrium
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Security System (Owned), Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Custom Cabinets, 2+ Water Heater Units, Private Garbage Service, Propane Water Heater
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	One, Two, Living Room, Gas, Gas Logs Included
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco, Rock/Stone Veneer
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Wrought Iron Fence, Partial Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Special Yard Lighting, Mature Trees, Outdoor Kitchen
Lot Description	Cul-de-Sac/Dead End, County Vlew, Water View, 5 - 14 Acres
Roof	Tile
Construction	Pre-Owned

Foundation Slab

School Information

District Boerne

Additional Information

Date Listed July 2nd, 2025

Days on Market 27

HOA Fees 0.00

Listing Details

Listing Agent Travis Roberson

Listing Office TR Real CO, LLC

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