

\$1,275,000 - 157 Fair Springs, Boerne

MLS® #1892217

\$1,275,000

5 Bedroom, 5.00 Bathroom, 3,664 sqft

Residential on 1.04 Acres

Menger Springs, Boerne, TX

Pretty Hill Country Style home with modern touches lives as a 1 story with 4 Bedrooms on Main Level. The 2nd story offers a gameroom and flex room w/large closet plus a powder bath. Home has recently been remodeled to offer light wide-plank wood floors and upgraded neutral counters and backsplashes. The floorplan was thoughtfully designed with 2 bedrooms sharing a jack and jill bath, one guest suite and the Primary suite with recently remodeled luxe bath offering a slipper tub, dual sinks, large closet and walk-in shower. Working and creating from home is easy with the private study/office. Built for outdoor living, 157 Fair Springs offers a refreshing pool, gazebo, fireplace and covered back patio for entertaining. There is plenty of yard to run and play and the home is situated on the Hill country side of Menger Springs! The 3 car garage is sideloading, offers built-in cabinetry/storage and features a pedestrian door to the back patio for maintenance ease. Menger Springs is a desirable, gated neighborhood and offers easy access to Downtown Boerne, shopping, restaurants, schools and San Antonio.

Built in 2015

Essential Information

MLS® #	1892217
Price	\$1,275,000



Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,664
Acres	1.04
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	157 Fair Springs
Area	2501
Subdivision	Menger Springs
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access
Parking	Attached
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	Two Living Area, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops
Heating	Central, Heat Pump
Cooling	Two Central
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Mock Fireplace
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Wrought Iron Fence, Partial Sprinkler System, Double Pane Windows, Gazebo, Has Gutters, Mature Trees, Wire Fence
Lot Description	Cul-de-Sac/Dead End, County Vlew
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Kendall Elementary
Middle	Boerne Middle S
High	Champion

Additional Information

Date Listed	October 10th, 2025
Days on Market	24
HOA Fees	700.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Leslie Brown
Listing Office	Phyllis Browning Company

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