

\$1,599,000 - 114 Eagle, Boerne

MLS® #1907017

\$1,599,000

4 Bedroom, 6.00 Bathroom, 5,400 sqft

Residential on 1.33 Acres

TAPATIO SPRINGS, Boerne, TX

Nestled in the Hills of Tapatio Springs Resort, this home is immersed in nature with four seasons of beauty and wildlife. From the moment you step through the grand entrance, floor-to-ceiling windows frame sweeping golf course and Texas Hill Country views that are truly second to none. The open-concept main living area boasts soaring ceilings, a striking floor-to-ceiling stone fireplace, and dining space all designed for entertaining. The newly remodeled chef's kitchen features Wolf and Sub-Zero appliances, honed leather countertops, island and breakfast bar, with custom cabinetry throughout. Doors that lead to an outdoor full-length lanai with an outdoor grill, overlooking the golf course and the hills beyond. Spacious pantry/storage closets and laundry room with a new Samsung washer and dryer. A main floor primary suite is a serene retreat with fireplace, spa-like ensuite bath with dual vanities, jacuzzi tub, walk-in shower, two walk-in closets, and a separate water closet with a Toto Neorest LS toilet and a sink. Completing the main level is a half bath, wood-paneled library, office, and secondary primary bedroom with full bath (flex space - current owners using as a theatre). This home also has an elevator-ready engineered shaft. Additional recent upgrades include all new indoor and outdoor lighting, two HVAC units and refurbished third unit, water softener system, a tankless hot water heater for approximately half of the home, new roof in 2021, and new landscaping in 2021-22.



Nestled below is a private haven for guests, featuring two bedrooms - each with ensuite bath and walk-in closet - a large entertainment room with fireplace, a full bath, kitchenette, and bar. Enjoy movie nights in the media/theatre room, work creatively in a light-filled studio, and store vintages in the dedicated wine cellar. Step outside to the lower-level deck with slate flooring - perfect for gatherings or as a future poolside oasis. Additional storage rooms and a large cold storage space are also a benefit. The oversized two-car garage features insulated doors, epoxy flooring, with space and separate door entrance for a golf cart. The extended driveway provides additional parking for guests and family. The Tapatio Springs Hill Country Resort is a short golf cart ride away and offers social and golf memberships with access to a beautiful clubhouse with restaurant, fitness center, pool, and social activities. This Tapatio Springs masterpiece offers a blend of sophisticated design, thoughtful upgrades, and spectacular views - making it one of the finer properties in Texas Hill Country. Book your showing today!

Built in 2003

Essential Information

MLS® #	1907017
Price	\$1,599,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,400
Acres	1.33
Year Built	2003
Type	Residential
Sub-Type	Single Family Detached

Style Two Story
Status Active

Community Information

Address 114 Eagle
Area 2504
Subdivision TAPATIO SPRINGS
City Boerne
County Kendall
State TX
Zip Code 78006

Amenities

Amenities Pool, Golf Course, Clubhouse
Parking Two Car Garage, Golf Cart
Pool None

Interior

Interior Two Living Area, Separate Dining Room, Breakfast Bar, Walk-In Pantry, Utility Room Inside, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets

Appliances Ceiling Fans, Chandelier, Central Vacuum, Washer Connection, Dryer Connection, Washer, Dryer, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Gas Grill, Refrigerator, Disposal, Dishwasher, Trash Compactor, Ice Maker Connection, Water Softener (owned), Wet Bar, Vent Fan, Smoke Alarm, Security System (Owned), Attic Fan, Electric Water Heater, Gas Water Heater, Satellite Dish (owned), Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets

Heating Central

Cooling Three+ Central

Fireplace Yes

of Fireplaces 3

Fireplaces Living Room, Master Bedroom, Gas Logs Included, Game Room

of Stories 2.0

Stories 2

Exterior

Exterior Stone/Rock, Stucco



Exterior Features	Covered Patio, Gas Grill, Deck/Balcony, Sprinkler System, Double Pane Windows, Has Gutters, Special Yard Lighting, Mature Trees
Lot Description	On Greenbelt, Bluff View, 1 - 2 Acres, Mature Trees (ext feat), Sloping
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Fabra
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	September 11th, 2025
Days on Market	52
HOA Fees	150.00
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	James Young
Listing Office	Texas Premier Realty

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