

\$1,469,900 - 116 Marquise, Boerne

MLS® #1912454

\$1,469,900

4 Bedroom, 4.00 Bathroom, 4,200 sqft
Residential on 3.01 Acres

DIAMOND RIDGE, Boerne, TX

Welcome to 116 Marquise, a breathtaking oasis of luxury and tranquility nestled on 3 sprawling acres that promise an unrivaled lifestyle of comfort and style! Located in the highly desirable and gated community of Diamond Ridge, this exquisite one-story custom designed and constructed home (with a bonus room above the garage) spans approximately 4,200 square feet, featuring four bedrooms (one can be used as an office or bedroom) and four bathrooms, meticulously designed to cater to the most discerning tastes. From the moment you arrive, you'll be captivated by the stunning hill country views that set the backdrop for this amazing home. The home's exterior, an attractive combination of stucco and native limestone, was recently painted, while the standing seam Galvalume roof, gutters and downspouts add both elegance and durability to the curb appeal. The solid black metal double front door with privacy glass also sets the stage before entering! The interior is equally impressive, boasting an open floor plan that seamlessly integrates the kitchen and living room, creating an inviting atmosphere for both entertaining and everyday living. The kitchen is equipped with a built-in extra wide, double door stainless steel Whirlpool refrigerator, built-in stainless steel oven, a stainless gas cooktop, a classic farmhouse sink, exquisite granite countertops, all accented by light knotty alder wood cabinetry, as well a secondary veggie sink and walk-in pantry. The architecturally exposed



beams in the family room highlight the vaulted ceiling design, while the massive limestone arched wall leading into the kitchen is a major statement feature. The primary bedroom is spacious and offers a spa-like experience in the bathroom with a private walk-in shower, a jetted tub, double vanity and an over-sized walk-in closet with multiple built-in features. The two main guest bedrooms are located on the opposite wing from the primary bedroom and one of them enjoys its own luxury bathroom. The residence's allure extends beyond its living spaces. Movie enthusiasts will delight in the dedicated movie theater, offering an authentic cinema experience at home with surround sound and movie theatre style chairs that are negotiable. A large bonus room above the garage serves as the perfect space for a game room or workout area. The laundry room is more than spacious and offers extensive cabinets and another sink. Now it's time to talk lifestyle! Outdoor living is elevated to new heights with a large covered back patio with a floor to ceiling stone fireplace overlooking the magnificent heated Keith Zars pool with a beach entrance and spa, creating a resort-like ambiance. The views off the back patio go for miles so if you like colorful sunrises, get your coffee ready and enjoy the show! The private fire pit, located beyond the pool, is yet another superb feature that allows for star gazing and s'mores! The side loaded three car garage offers tons of space and has an epoxy flooring (as well as hanging racks). The buried propane tank allows for gas cooking, gas logs in each of the two fireplaces and heating the pool, while the large concrete water storage tank was also recently painted seamlessly blends in with the house. There is even a hidden armory that offers a secure place to store valuables. If all of that wasn't enough, there is a private pond, full of fish, along with the pickle ball and tennis courts located with in the community owners can take

full advantage of. 116 Marquise is not just a residence but a sanctuary, offering long-range hill country views and a lifestyle of unparalleled luxury and serenity. If you are looking for a gorgeous Texas Hill Country home with great views, a seamless floor plan, an oasis backyard, in a highly desirable gated community and just 8 minutes to town, you need to put 116 Marquise on your short list!

Built in 2016

Essential Information

MLS® #	1912454
Price	\$1,469,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,200
Acres	3.01
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Texas Hill Country
Status	Active

Community Information

Address	116 Marquise
Area	2501
Subdivision	DIAMOND RIDGE
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Tennis, Park/Playground, Sports Court, BBQ/Grill, Basketball Court, Lake/River Park, Fishing Pier
Parking	Attached, Side Entry

Has Pool	Yes
Pool	In Ground Pool, Pool is Heated, Fenced Pool

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Access only, Attic - Partially Floored
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Gas Water Heater, Garage Door Opener, Down Draft, Solid Counter Tops, Double Ovens, Propane Water Heater, 2+ Water Heater Units, Private Garbage Service
Heating	Central
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Family Room, Gas Logs Included
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Fabra
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	October 3rd, 2025
Days on Market	30
HOA Fees	1500.00

HOA Fees Freq. Annually

Listing Details

Listing Agent Mark Phillips

Listing Office Hill Country Flat Fee Realty

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