

\$1,290,000 - 26938 Karsch Rd, Boerne

MLS® #1912525

\$1,290,000

5 Bedroom, 6.00 Bathroom, 3,519 sqft
Residential on 4.95 Acres

Northwest Rural Ac/Ns/Bo, Boerne, TX

HILL COUNTRY RETREAT WITH PANORAMIC VIEWS, DUAL LIVING SPACES AND TINY HOME -- Perched on a private hilltop with absolutely breathtaking panoramic views, this 3,519 sq. ft. newly renovated stone and stucco duplex offers the perfect blend of privacy, versatility, and timeless Hill Country charm. Situated on 4.95 acres, this one-of-a-kind property is ideal for multigenerational living, guest accommodations, or income potential with two fully independent residences under one roof. UNIT A features two master suites, 2.5 baths, and a private 225 sq. ft. outdoor terrace. UNIT B offers one master suite, two additional bedrooms, 2.5 baths, and its own 225 sq. ft. outdoor terrace. Both residences welcome you with Saltillo-tiled entries that open into expansive living and dining areas, each anchored by a dramatic floor-to-ceiling rock fireplace. At the heart of each home lies a beautifully updated kitchen with custom soft-close cabinetry, high end countertops, designer lighting, and high-end finishes-perfect for everyday living or entertaining in style. Spacious master suites on both sides provide updated spa-inspired baths, private laundry closets, and direct access to sweeping Hill Country views. A screened-in 250 sq. ft. porch connects the two units and overlooks a sparkling pool and hot tub, creating a shared oasis for relaxation, fun, and entertaining. Enjoy quiet mornings, vibrant sunsets, abundant wildlife, and even Fiesta fireworks



from the privacy of your own hilltop retreat. Energy efficiency comes built-in with a durable metal roof and 86 ION solar panels (installed in 2019). Adding even more versatility, a fully functional tiny home sits on the property-perfect for guests, extended family, a private office, or an income opportunity. Tucked away at the end of a private road, this residence provides the serenity of country living while being just 15 minutes from Downtown Boerne and Leon Springs, and only 20-30 minutes from San Antonio's modern conveniences. Whether you're gathering family under one roof, welcoming guests, or simply seeking a private Hill Country escape, this retreat offers a rare opportunity to experience Texas living at its finest. Award-winning Boerne School District, voluntary HOA fee of \$400 for garbage, and NO city taxes!

Built in 1980

Essential Information

MLS® #	1912525
Price	\$1,290,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,519
Acres	4.95
Year Built	1980
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Price Change

Community Information

Address	26938 Karsch Rd
Area	1004

Subdivision	Northwest Rural Ac/Ns/Bo
City	Boerne
County	Bexar
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access
Has Pool	Yes
Pool	In Ground Pool, AdjoiningPool/Spa, Hot Tub, Pool is Heated

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Stacked Washer/Dryer, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops, Double Ovens, Private Garbage Service
Heating	Heat Pump, 2 Units
Cooling	Three+ Central, Heat Pump, Two Window/Wall
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Three+, Living Room, Master Bedroom, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Partial Fence, Storage Building/Shed, Has Gutters, Mature Trees, Additional Dwelling, Wire Fence, Ranch Fence, Screened Porch, Dog Run Kennel
Lot Description	Cul-de-Sac/Dead End, Bluff View, City View, County View, 2 - 5 Acres, Partially Wooded, Mature Trees (ext feat), Secluded, Sloping
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 3rd, 2025
Days on Market	32
HOA Fees	0.00

Listing Details

Listing Agent	Rhonda Hobbs
Listing Office	Coldwell Banker D'Ann Harper

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