

\$1,895,000 - 631 Menger Springs, Boerne

MLS® #1918672

\$1,895,000

4 Bedroom, 5.00 Bathroom, 4,653 sqft

Residential on 1.00 Acres

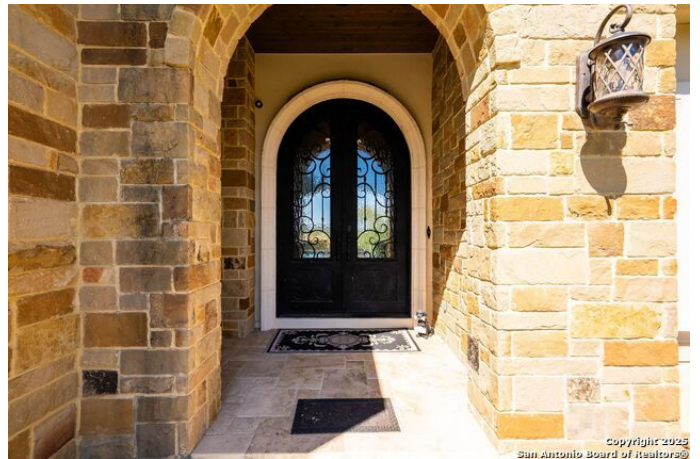
MENGER SPRINGS, Boerne, TX

Discover panoramic views of the Texas Hill Country and experience masterful craftsmanship in this single-story luxury residence, thoughtfully built by Trinity Custom Builders. Located in the prestigious, gated community of Menger Springs, this estate lot offers the perfect balance of privacy and convenience—just 5 minutes from Boerne's charming Hill Country Mile & easy access to I-10, The Shops at La Cantera, The Rim, Medical Center, and more. Inside, you'll find a spacious, beautifully designed layout featuring high-end finishes, an impressive gourmet kitchen with a dream pantry, expansive windows that bring the outdoors in, and four private ensuite bedrooms. At the heart of the home lies an entertainer's dream: a custom-designed infinity edge pool and spa with a waterfall, grotto, and dramatic gas fire bowls. Multiple outdoor patios, covered lounges, and a built-in chef's kitchen create the ultimate backyard retreat—perfect for both quiet relaxation and unforgettable gatherings. This home also offers views and access to the Menger Springs private 5 acre lake. Families will also appreciate access to the A-rated Boerne ISD school district. Don't miss the virtual tour video for more details.

Built in 2016

Essential Information

MLS® # 1918672



Price	\$1,895,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,653
Acres	1.00
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional, Texas Hill Country
Status	New

Community Information

Address	631 Menger Springs
Area	2501
Subdivision	MENGER SPRINGS
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Waterfront Access
Parking	Attached, Side Entry, Oversized
Has Pool	Yes
Pool	In Ground Pool, AdjoiningPool/Spa

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, All Bedrooms Upstairs, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Gas Grill, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Wet Bar, Security System (Owned), Gas Water Heater, Garage Door Opener, Plumb for Water

	Softener, Solid Counter Tops, Double Ovens, Custom Cabinets, 2+ Water Heater Units, City Garbage service, Propane Water Heater
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Gas Logs Included, Gas
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Sprinkler System, Double Pane Windows, Has Gutters, Special Yard Lighting, Mature Trees, Outdoor Kitchen, Ranch Fence
Lot Description	County Vlew, Water View, 1 - 2 Acres
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Fabra
Middle	Boerne Middle S
High	Champion

Additional Information

Date Listed	October 28th, 2025
Days on Market	7
HOA Fees	240.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Susan Friar
Listing Office	LoneStar Properties

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 5th, 2025 at 12:22am CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.