

# \$1,195,000 - 4 Hill View Ln, Boerne

MLS® #1695103

## \$1,195,000

4 Bedroom, 4.00 Bathroom, 3,251 sqft  
Residential on 0.86 Acres

BOERNE, Boerne, TX

Welcome to this whimsical Historic property on a quiet street just minutes from the famed Hill Country Mile on a rare .86 acre lot in North Downtown Boerne. "Le Bleu" house has been completely renovated offering modern conveniences and impeccable preservation of the timeless beauty and charm that is found in a home built over a century ago. Original Hardwood floors in outstanding condition and custom millwork add character to the interiors of the main home with reclaimed doors, antique hardware, exposed brick walls and custom ceiling treatments. The gourmet Island Kitchen with a Breakfast Bar looks out to the rear of the property and flows perfectly into to an expansive dining room full of natural light. The flexible floor plan includes a large primary suite on the main level with a walk in closet and private bathroom with a walk in shower and an incredible copper bathtub. Two additional bedrooms are downstairs flanking the entry and one offers an ensuite full bath and the other contains a half bath. The second level is a true retreat offering a second primary suite with a large private bathroom with separate soaking tub and shower, a bedroom and a large living area. This property has welcomed guests from allover the world and is well equipped to host both large celebrations or intimate gatherings. Outside of the main home you will be led to multiple outdoor living spaces for relaxing or fun and games! Your pets and you will love the enclosed pet park near the detached garage.



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The storage studio/shed offers an additional creative space for storage or workshop activities. The "She Shed"/Detached Quarters offers an additional space that has been plumbed with a bathroom and is wired for electricity and climate controlled with a mini split - perfect for guests or an detached art studio/office space outside of the main residence. The 2100 sq ft. detached garage is well insulated and lit with LED lighting and holds up to 8 cars. The placement of the garage at the rear of the property allows for maximum use of the .86 acre level lot and also contributes to the privacy of the property. Beautiful Porches on the front and back of the home have ample space for enjoying the beautiful Hill country sunrises and sunsets. The lot is studded with Gorgeous Trees and native Texas landscaping, is privately fenced/gated with controlled access. This is a special property that has been well cared for and curated to be a memorable home, retreat or investment property. The possibilities for Le Bleu House are endless! You will enjoy every moment of visiting this beautiful place.

## Essential Information

MLS® #	1695103
Price	\$1,195,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,251
Acres	0.86
Type	Residential
Sub-Type	Single Family Detached
Style	Historic/Older, Traditional
Status	Active

## Community Information

Address	4 Hill View Ln
Area	2505
Subdivision	BOERNE
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### **Amenities**

Amenities	None
Parking	Detached, Oversized
Pool	None

### **Interior**

Interior	One Living Area, Two Eating Areas, Attic - Floored, Attic - Partially Finished, Breakfast Bar, Cable TV Available, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Secondary Bedroom Down, Separate Dining Room, Study/Library, Utility Room Inside, Walk in Closets
Appliances	Chandelier, Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Gas Cooking, Private Garbage Service, Water Softener (owned), Solid Counter Tops, Washer Connection
Heating	Central
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Three+, Living Room, Mock Fireplace, Master Bedroom, Other, Wood Burning
# of Stories	2.0
Stories	2

### **Exterior**

Exterior	Stone/Rock, Wood
Exterior Features	Covered Patio, Other - See Remarks, Partial Fence, Patio Slab, Storage Building/Shed, Mature Trees
Lot Description	1/2-1 Acre, Level, Mature Trees (ext feat)
Roof	Metal
Construction	Pre-Owned

### **School Information**

District	Boerne
Elementary	Call District
Middle	Call District
High	Call District

### **Additional Information**

Date Listed	June 10th, 2023
Days on Market	333
HOA Fees	0.00

### **Listing Details**

Listing Office	Phyllis Browning Company
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