

\$3,500,000 - 41 Violet Pass, Boerne

MLS® #1806531

\$3,500,000

4 Bedroom, 3.00 Bathroom, 7,022 sqft
Residential on 100.86 Acres

NOT IN DEFINED SUBDIVISION, Boerne, TX

UNRESTRICTED!! WILDLIFE exempt! Owner may be willing to do some owner financing with large down payment. There is a luxurious lodge style main home, a pool house and a guest house totaling 7,022 sq ft of living space! WOW is the best way to describe this Hill County beauty. The 4193 sq ft main home features gorgeous wood and rock with a soaring rock fireplace in this dramatic lodge style living room with exposed wood beams. A completely remodeled kitchen with Thermador appliances, gas cook top with 6 burners & griddle, quartz counter tops, tile flooring, soft close cabinets and drawers, Scotsman nugget ice maker, pot filler, wine fridge & a huge island with a prep sink. The primary bath was remodeled as well to include a Victoria and Albert claw tub and great walk-in tiled shower. New carpet in primary room, office and upstairs. There is a 1064 sq ft pool house with a full kitchen with quartz counter tops and his and hers bathrooms large open area that is great for pool table or just relaxing, a full kitchen, a beautiful pool with a diving rock and a water fall. The pool has been resurfaced with Pebble Tec, new filter, plumbing and remote control & new sprinkler system. There is a wonderful completely remodeled 1,765 sq ft 3/2 guest house that has never been lived in with new appliances, soft close cabinets, wood look tile through out, new showers, toilets and sinks, new whole house water softer system, insulated pump house and water storage tank. With this you can do what you want. Use it for



a winery, Air B&B, horse property, hunting; it has endless possibilities!

Built in 1994

Essential Information

MLS® #	1806531
Price	\$3,500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	7,022
Acres	100.86
Year Built	1994
Type	Residential
Sub-Type	Single Family Detached
Style	Ranch
Status	Active

Community Information

Address	41 Violet Pass
Area	2507
Subdivision	NOT IN DEFINED SUBDIVISION
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	None
Parking	None/Not Applicable
Has Pool	Yes
Pool	In Ground Pool, Hot Tub

Interior

Interior One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Study/Library, Shop, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Walk in Closets

Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Gas Cooking, Refrigerator, Dishwasher, Ice Maker Connection
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Patio Slab, Deck/Balcony, Storage Building/Shed, Special Yard Lighting, Mature Trees, Additional Dwelling, Horse Stalls/Barn, Wire Fence, Workshop, Cross Fenced, Ranch Fence, Detached Quarters
Lot Description	County Vlew, Horses Allowed, 15 Acres Plus, Ag Exempt, Hunting Permitted, Wooded, Mature Trees (ext feat), Gently Rolling, Pond /Stock Tank
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Date Listed	September 5th, 2024
Days on Market	90
HOA Fees	0.00

Listing Details

Listing Office	Keller Williams Boerne
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