

# \$1,500,000 - 112 Chinkapin, Boerne

MLS® #1856514

**\$1,500,000**

3 Bedroom, 5.00 Bathroom, 2,683 sqft

Residential on 3.97 Acres

INDIAN SPRINGS, Boerne, TX

Welcome to the Hill Country, this home exemplifies refined taste and sophisticated living. As you step inside, you are greeted by an inviting foyer that sets the tone. You can see the outdoor living space, pool, as well as the living area and gourmet kitchen equipped with top-of-the-line appliances, custom cabinetry, and a generous island perfect for both culinary endeavors and casual gatherings. The spacious, open-concept living area is adorned with high ceilings and large windows, allowing natural light to flood the space and create a warm, welcoming atmosphere. Retreat to the luxurious master suite, where tranquility reigns. This private oasis offers a spa-like ensuite bathroom complete with a soaking tub, dual vanities, and a spacious walk-in shower. Each additional bedroom features ample space, tasteful decor, and easy access to beautifully designed bathrooms. Step outside to discover a meticulously landscaped yard, ideal for entertaining or enjoying quiet moments with nature. The outdoor living space, complete with covered patio, fireplace, and outdoor kitchen invites you to experience the beauty of outdoor relaxation. Imagine hosting barbecues, celebrating milestones, or simply enjoying a cup of coffee while soaking in the stunning scenery that surrounds you. With ample space for recreation and relaxation, this property is designed for those who cherish both comfort and the great outdoors. Experience the tranquility of hilltop living,



where every day feels like a getaway.  
Oversized 2 car garage, 1520 sq ft. workshop  
with half bath, that matches the house design.

Built in 2018

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1856514                |
| Price          | \$1,500,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,683                  |
| Acres          | 3.97                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story              |
| Status         | Active                 |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 112 Chinkapin  |
| Area        | 2504           |
| Subdivision | INDIAN SPRINGS |
| City        | Boerne         |
| County      | Kendall        |
| State       | TX             |
| Zip Code    | 78006          |

**Amenities**

|           |                          |
|-----------|--------------------------|
| Amenities | None                     |
| Parking   | Two Car Garage, Attached |
| Has Pool  | Yes                      |
| Pool      | In Ground Pool           |

**Interior**

|          |                                                                                                                                             |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior | One Living Area, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------|

## Open Floor Plan, All Bedrooms Downstairs

|                 |                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Water Softener (Leased), Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops, Double Ovens, Custom Cabinets, Private Garbage Service |
| Heating         | Central, Heat Pump                                                                                                                                                                                                                                                                                                                                                                         |
| Cooling         | Two Central                                                                                                                                                                                                                                                                                                                                                                                |
| Fireplace       | Yes                                                                                                                                                                                                                                                                                                                                                                                        |
| # of Fireplaces | 2                                                                                                                                                                                                                                                                                                                                                                                          |
| Fireplaces      | Living Room, Wood Burning, Other                                                                                                                                                                                                                                                                                                                                                           |
| # of Stories    | 1.0                                                                                                                                                                                                                                                                                                                                                                                        |
| Stories         | 1                                                                                                                                                                                                                                                                                                                                                                                          |

## Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | 4 Sides Masonry, Stone/Rock                                                                                              |
| Exterior Features | Covered Patio, Bar-B-Que Pit/Grill, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees |
| Lot Description   | County Vlew, 2 - 5 Acres, Mature Trees (ext feat), Gently Rolling, Sloping, Bluff View                                   |
| Roof              | Metal                                                                                                                    |
| Construction      | Pre-Owned                                                                                                                |
| Foundation        | Slab                                                                                                                     |

## School Information

|            |                 |
|------------|-----------------|
| District   | Boerne          |
| Elementary | Fabra           |
| Middle     | Boerne Middle N |
| High       | Boerne          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 226             |
| HOA Fees       | 150.00          |
| HOA Fees Freq. | Annually        |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Agent  | Courtney Pfeiffer      |
| Listing Office | Keller Williams Boerne |

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