

\$1,399,000 - 312 Frey St, Boerne

MLS® #1891089

\$1,399,000

3 Bedroom, 4.00 Bathroom, 2,934 sqft
Residential on 0.20 Acres

KERNAGHAN ADDITION, Boerne, TX

Open House 11/1 1-4pm! Luxury Living at Its Finest - 3 Bed + Study | 3 Bath | Designer Finishes Throughout Step into timeless elegance with this stunning home that blends luxury, comfort, and function. Featuring 3 spacious bedrooms, each with its own ensuite, plus a dedicated home office, this residence offers thoughtful design and premium upgrades throughout. From the moment you enter, you're welcomed by a grand, beautifully appointed entryway that sets the tone for the rest of the home. Enjoy soaring ceilings, rich hardwood floors, and a custom fireplace flanked by built-in living room cabinetry-all crafted with impeccable attention to detail. The gourmet kitchen is a chef's dream, boasting Thermador appliances, including a 6-burner gas cooktop and an oversized built-in Thermador refrigerator, as well as a butler's pantry and bar area, perfect for entertaining. The primary suite is a true retreat, featuring marble countertops and flooring, an oversized soaking tub, and a generous walk-in closet with a built-in sitting area. Step outside to your private oasis, complete with custom landscape lighting, a cocktail pool, and an outdoor kitchen equipped with a grill and refrigerator-ideal for relaxed evenings or hosting guests in style. Don't miss your chance to own this one-of-a-kind home where luxury meets livability and just a short walk from the historic Hill Country Mile-one of the area's most charming and vibrant destinations.



Built in 2021

Essential Information

MLS® #	1891089
Price	\$1,399,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,934
Acres	0.20
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary
Status	Price Change

Community Information

Address	312 Frey St
Area	2506
Subdivision	KERNAGHAN ADDITION
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Other - See Remarks
Parking	Two Car Garage, Attached
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator,

Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets, City Garbage service

Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Stucco
Exterior Features	Covered Patio, Gas Grill, Privacy Fence, Sprinkler System, Special Yard Lighting, Mature Trees
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Middle	Boerne Middle S
High	Champion

Additional Information

Date Listed	August 8th, 2025
Days on Market	86
HOA Fees	0.00

Listing Details

Listing Agent	Michael Lugo
Listing Office	eXp Realty

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