

# \$2,095,000 - 107 Sandy Oaks Dr, Boerne

MLS® #1526081

## \$2,095,000

5 Bedroom, 5.00 Bathroom, 7,497 sqft  
Residential on 10.04 Acres

The Homestead, Boerne, TX

WELCOME HOME, to hill country living at its best. Everything you could dream of and more. Absolutely stunning 5 bedroom 4.5 bath hidden back in an oak studded (75+) 10 acres. Watch turkey, whitetail and axis from anywhere in the house. 5 minutes to Boerne and the Exemplary Boerne School District. Attention to detail from the moment you step on the entry porch, detailed brick and hardwood ceiling details. Local artist painted the ceilings in the entry, dining and breakfast area. 3 fireplaces in the master bedroom, living area and a grand dry stacked "Yellowstone" worthy fireplace in the family room. Custom beams and iron accents in the family room. 3 separate custom iron staircases, one that lead to the oversized master bedroom with separate living space that looks over the acreage and pool. Oversized master bath with separate walk in closet spaces, walk in stone shower separate "furniture" vanities. Custom hand troweled cold stone floors. Built in cabinets, storage, kitchen cabinets and wine cabinets designed and built by Catrinas. Huge game room, 3rd living space, office, workout room, media/theatre room with 7 oversized media chairs, projector, sounds system, . Central vac, soft water. Outside is a 6 stall horse barn with turn out area, lighted full sized arena with automatic roping shoot, multiple tack rooms, storage areas and/or shop Concrete wash station. Also includes guest house approx. 1200 sq. feet with updated kitchen, huge walk in closet, oversized living



area please see VRBO listing at  
[https://www.vrbo.com/2364603?adultsCount=1  
&noDates=true&unitId=2931063](https://www.vrbo.com/2364603?adultsCount=1&noDates=true&unitId=2931063). Green  
house. Fenced in pool and hot tub.

Built in 2009

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1526081                |
| Price          | \$2,095,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 7,497                  |
| Acres          | 10.04                  |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | Texas Hill Country     |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 107 Sandy Oaks Dr |
| Subdivision | The Homestead     |
| City        | Boerne            |
| County      | Kendall           |
| State       | TX                |
| Zip Code    | 78015-8337        |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | None  |
| Has Pool  | Yes   |
| Pool      | In Ground Pool, Fenced Pool, Hot Tub, Pools Sweep |

### **Interior**

|          |  |
|----------|--|
| Interior | Three Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, Secondary Bedroom |
|----------|--|

|                 |   |
|-----------------|---|
|                 | Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Shop, Skylights  |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Security System (Owned), Electric Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets, Private Garbage Service, Central Vacuum, 2+ Water Heater Units |
| Heating         | Central   |
| Cooling         | Three+ Central, Zoned   |
| Fireplace       | Yes   |
| # of Fireplaces | 3   |
| Fireplaces      | Living Room, Wood Burning, Three+, Master Bedroom   |
| # of Stories    | 2   |
| Stories         | 2   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | 4 Sides Masonry, Stone/Rock, Stucco   |
| Exterior Features | Patio Slab, Covered Patio, Wrought Iron Fence, Double Pane Windows, Mature Trees, Detached Quarters, Horse Stalls/Barn, Storage Building/Shed |
| Roof              | Metal   |
| Construction      | Pre-Owned   |
| Foundation        | Slab  |

## School Information

|          |                 |
|----------|-----------------|
| District | Boerne ISD      |
| Middle   | Boerne Middle S |
| High     | Champion        |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Welcome Home Real Estate |
|----------------|--------------------------|

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