

28 Boerne Stage Airfield Property features

Home: 5 Bedrooms, 4.5 bathrooms; 2685 Sq feet

Hangar: 70'x45' Hangar with HVAC system in Office and full Bathroom & Workshop

- Excellent location right on the runway, with a premium lot
- Natural gas for heating, cooktop, hot water, back porch firepit
- Hookups for gas or electric dryer
- Fiber-optic cable for high-speed internet
- Gated community

- Whole-house generator for residence and hangar
- 14.7kWh/year solar array, grid-connected
- Aerobic septic system, City water
- Separate upstairs and downstairs central heat and A/C
- Foam insulation
- Wood grain vinyl in bedrooms
- Wood-grain ceramic Tile floors in all living areas
- Ceramic Tile in all bathrooms

5 Bedrooms, 4.5 bathrooms

Master/Primary Bedroom Downstairs

Oversized primary bedroom, dual ceiling fans for personal comfort
No step, no door, oversize walk-in shower with 2 heads
Plumbed for a luxury tub (not installed)
Large walk-in closet with a premium fire-proof safe
Direct access to the laundry room from the primary closet and hallway
Direct access to the covered porch and pool deck

Bedroom 2 - Downstairs

Ensuite bathroom
No step, large door, oversize walk-in shower
Large closet
Direct access to the pool deck

Office - Downstairs

Built-in Shelves
Double Doors

Living Room:

Wired with built-in surround sound speakers (channels 4-7 for 7.1 system)
Outdoor speakers wired to the media wall
Direct Access to the back covered Deck

Kitchen - Downstairs

Kitchen sink with a view of the pool and Runway
Custom Alder Wood
Cabinets Granite countertops

Custom Granite Island with Cabinets
Instant Hotwater
Gas cooktop; KitchenAid
Electric Oven ; KitchenAid
Built-in Microwave, Dishwasher and Exhaust Fan; KitchenAid

Dining Room - Downstairs

Lots of storage and countertops
Built-in display hutch/buffet

Hall Bath - Downstairs

Generous half bath located next to the garage, across from Laundry

Laundry - Downstairs

Lots of storage and countertops

Bedroom 3

Ensuite bathroom with walk-in shower
Direct access to the balcony overlooking the pool and runway

Bedroom 4

Direct access to the balcony overlooking the pool and runway
Extra lighting for office, craft room, playroom

Bedroom 5

Located next to the upstairs bathroom - Currently used as the Long-Arm Quilting room

Upstairs Bathroom

Large room with tub/shower.

Garage - Oversized!

1 door, 2.5 bays for extra workspace or storage

Swimming pool, 10,000 gallons, heated

- Large water feature with integrated sitting area and bar
- Swim up bar
- Energy efficient variable speed pumps
- In-floor sweeping system
- Smart controls for lighting, water feature, pump, heater

Airplane Hangar Mural

- 70'x45' total size, 50'x 45' main bay, all insulated
- **2 bi-fold doors**, 50'x15', 40'x12', each with remote control
- Generous ramp space matching the door sizes
- 20'x30' workshop with roll-up door
- 15'x15' **full bath**
- Finished office w/ high-speed internet and Heat/AC, CAT 5 to house
- Semi-finished storage room

- Central heat and A/C for bathroom, office and storage rooms
- Central compressed air system
- Industrial fan (“Big Ass Fan” brand)
- White epoxy-painted floor, ample all LED lighting
- 50A welding socket

Ramp

Level and direct access to taxiway and runway.

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[28 Boerne Stage Airfield, Boerne, TX 78006 - Listing #:1926206](#)