

# \$2,599,999 - 209 Park Ridge, Boerne

MLS® #1659878

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## \$2,599,999

4 Bedroom, 6.00 Bathroom, 6,687 sqft  
Residential on 17.45 Acres

Cordillera Ranch, Boerne, TX

A rare opportunity is yours with this home as it offers BOTH an AG exemption AND a Master Transferable Golf Membership available for purchase! As you enter this home where every detail has been meticulously planned and beautifully executed you are welcomed by a grand two story foyer and a striking incredible window framing the view out to your private hill country retreat. Sitting on over 17 fenced acres with a resort style pool, waterfall, wood burning fireplace and a pergola patio area with outdoor kitchen, this is the perfect venue to entertain friends and family and create memories. The craftsmanship of this home is to be admired from the handcrafted wood windows, hand tiled floors, massive wood beams, tile accents, dramatic fireplaces, detailed ceiling treatments and a well thought out floor plan. Walking past the unique wine area and bar you enter the generous great room with soaring ceilings and numerous windows and doors which brings the outside in. The gourmet kitchen with imported tile, detailed custom cabinetry and beautiful warm granite counters features an eat in area looking at both the views to the outside and inside to the heart of the house. A formal dining room with yet another intricate ceiling treatment, a separate custom built in office, and the separate luxurious master suite are on the first floor. The master suite is in itself, a retreat with separate vanities and elaborate tub perfectly framed by a window looking out to the views. Your guests will be spoiled by the



one bedroom suite casita with its own entrance. Perfect for college kids or extended family to be so close and yet have their own space. Next door with its own private entrance is the workout room. Both of these rooms are just steps away from the pool and entertaining backyard. The second floor offers another generous living space with a bar. Located in the highly desired and exclusive community of Cordillera Ranch offering a lifestyle with amenities that can be enjoyed by all. This is a most special and unique piece of property. Imagine yourself looking out to your own acreage, seeing your longhorn's munching on their hay, feeling the tranquility of the Texas Hill Country and enjoying magnificent sunset skies.

Built in 2005

### **Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1659878
List Price	\$2,599,999
Sale Price	\$2,500,000
Sale Date	November 1st, 2023
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	6,687
Acres	17.45
Year Built	2005
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Mediterranean, Spanish
Status	Sold

### **Community Information**

Address 209 Park Ridge

Subdivision	Cordillera Ranch
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### **Amenities**

Amenities	BBQ/Grill, Clubhouse, Controlled Access, Sports Court, Golf Course, Guarded Access, Lake/River Park, Other - See Remarks, Park/Playground, Pool, Tennis, Jogging Trails, Volleyball Court
Parking	Attached, Oversized
Has Pool	Yes
Pool	AdjoiningPool/Spa, In Ground Pool, Pool is Heated

### **Interior**

Interior	Two Living Area, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Laundry Room, Open Floor Plan, Study/Library, Telephone, Utility Room Inside, Walk in Closets
Appliances	Built-In Oven, Chandelier, Ceiling Fans, Disposal, Dryer Connection, Dishwasher, Gas Grill, Microwave Oven, Refrigerator, Washer Connection
Heating	Central
Cooling	Three+ Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

### **Exterior**

Exterior	Stucco, Stone/Rock
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Boerne ISD
Elementary	Herff
Middle	Voss Middle School
High	Boerne