

# \$2,500,000 - 101 Hunters Cliff, Boerne

MLS® #1663270

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## \$2,500,000

6 Bedroom, 8.00 Bathroom, 9,412 sqft  
Residential on 4.57 Acres

CORDILLERA RANCH, Boerne, TX

### BELOW MARKET OWNER FINANCE

AVAILABLE... Incredible Private 4.57 acres conveniently located in sought after Golf Course community of Cordillera Ranch! Owner financing two points below market. Offering \$6000 a month lease for Cordillera residents, friends, and family. Must allow showings until December 31st. Leasing furnished. Pets Allowed This incredible 2 story European style home offers something for everyone, privacy, incredible views, outdoor living, balconies, and patio spaces. Exquisite 9412 square feet, includes 6 bedrooms, 6 full bathrooms & 2 half bathrooms, recent paint throughout and updates including kitchen backsplash and cabinet details, baths, flooring, and mechanicals. Specialty marble and wood floors complement the beautiful polished transitional look! High ceilings, spacious rooms with easy flow throughout the floor plan complimenting the entire home and provides tons of natural light. The spectacular double door entrance draws you in and is filled with light from the many picturesque windows and outstanding hill country views. Multiple rock fireplaces throughout this home provide warm cozy atmosphere. Executive wood paneled office with built-ins floor to ceiling and beautiful windows and views of front park-like yard. Kitchen offers double stainless-steel sub-zero refrigerator/freezer, double ovens, 6 burner gas stove, recently updated cabinetry and back splash, and double oversized islands, granite countertops, and large pantry/storage



area. Incredible bar area offers separate nook ...including updated cabinets can serve as butlers pantry and bar situated between kitchen and formal dining room for easy access. Master bedroom boasts 2 oversized closets, double faced fireplace, private sitting area with glass doors providing access to patio, outdoor living space, heated pool and spa. Downstairs additional bedroom suite off separate side entrance can easily convert to mother-in-law or nanny room and features separate living and bed areas, large closet and private full bath. Each of the oversized secondary bedrooms has large closet space, all with ensuite baths and lots of natural lighting. Fabulous one-of-a-kind Family entertainment Room on second level with a Billiard table and Poker table under vaulted ceilings. Bar includes an in-house beer tap system and kitchenette with a sink, refrigerator, and dishwasher. Two sets of French doors lead to oversized outdoor covered living area with outdoor fireplace enjoy some of the best Hill Country views. Large theater includes 11 power recliner seats, 13-foot screen, digital projector, Klipsch 7.1 surround sound speakers; will host the entire family for Super bowl parties or Oscar entertainment soirees and extra side room. High power backup propane generator; 1000 gallon propane tank. Whole-house reverse osmosis (RO) water purification system gives bottled water quality. All HVAC systems have UV antiseptic system and HEPA filters. Beautiful one of a kind, gated, well-kept 4.57 acres with long range views from most every window in the home, close to Cordillera Clubhouse yet completely remote and private. Property backs to community trail system, three farm animals allowed on your property and proximity to the equestrian center lends easy access to ride your horse from home to stable. Quiet cul-de-sac, beautiful tree lined circle driveway with multiple car parking and

three car garage. Fabulous outdoor space includes gorgeous Keith Zars heated pool, spa, and waterfall. Beautiful mature oak, fruit, and crepe myrtle trees, lush landscaping, multiple porches, and balconies overlooking backyard oasis, to include fire pit, putting green, and long-range views. Outdoor kitchen for entertaining wit

Built in 2003

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1663270
List Price	\$2,500,000
Sale Price	\$2,100,000
Sale Date	September 15th, 2023
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	9,412
Acres	4.57
Year Built	2003
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional, Texas Hill Country
Status	Sold

### Community Information

Address	101 Hunters Cliff
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### Amenities

Amenities Pool, Tennis, Golf Course, Clubhouse, Park/Playground, Jogging Trails,

Basketball Court, Volleyball Court, BBQ/Grill, Bike Trails, Bridle Path, Controlled Access, Guarded Access, Lake/River Park, Waterfront Access

Parking Side Entry, Oversized  
Has Pool Yes  
Pool Adjoining Pool/Spa, In Ground Pool, Pool is Heated

### **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, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Cable TV Available, Telephone

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Pre-Wired for Security, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Double Ovens, Chandelier, Custom Cabinets, Gas Grill, Gas Water Heater, Intercom, Private Garbage Service, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Smoke Alarm, Security System (Owned), Trash Compactor, Wet Bar

Heating Central, 3+ Units

Cooling Three+ Central, Zoned

Fireplace Yes

# of Fireplaces 3

Fireplaces Family Room, Three+, Game Room, Gas, Living Room, Master Bedroom

# of Stories 2

Stories 2

### **Exterior**

Exterior 4 Sides Masonry, Stone/Rock

Exterior Features Covered Patio, Sprinkler System, Has Gutters, Double Pane Windows, Deck/Balcony, Gas Grill, Other - See Remarks, Outdoor Kitchen, Special Yard Lighting, Mature Trees

Lot Description 2 - 5 Acres, Cul-de-Sac/Dead End, County Vlew, On Greenbelt, Horses Allowed

Roof Metal

Construction Pre-Owned

Foundation Slab

### **School Information**

District	Boerne ISD
Elementary	Call District
Middle	Call District
High	Call District