

# \$4,750,000 - 191 Riverwood, Boerne

MLS® #1665488

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## \$4,750,000

5 Bedroom, 6.00 Bathroom, 8,258 sqft  
Residential on 3.23 Acres

Cordillera Ranch, Boerne, TX

Exquisite Guadalupe River frontage estate in Cordillera Ranch, the Texas Hill Country's most exclusive country club community. This 8,258 square foot home on 3.23 acres features 206 feet of river frontage and majestic, long-distance northern views over the Guadalupe River and a private ranch to the north. Built by Atkinson Custom Homes in 2019, this 5-bedroom, 5-bathroom property includes a private courtyard, an oversized 4-car garage, and an alluring pool, spa, fire pit and an outdoor kitchen/entertaining venue that provides privacy while capturing the stunning view. The gourmet kitchen features commercial-grade Wolf appliances. Hand-cut stone trim, wood floors and exposed Douglas Fir timber beams accent the home. The multi-tiered outdoor living space is ideal for entertaining with a sophisticated, Hill Country elegance. This property is in pristine condition and shows as new, with new wood flooring recently added upstairs. This premium property includes a Master Golf Membership option at The Clubs of Cordillera Ranch.



Built in 2019

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1665488
List Price	\$4,750,000
Sale Price	\$4,649,000

Sale Date	April 30th, 2024
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	8,258
Acres	3.23
Year Built	2019
Type	Residential
Sub-Type	Single Family Detached
Style	Contemporary, Texas Hill Country
Status	Sold

### **Community Information**

Address	191 Riverwood
Subdivision	Cordillera Ranch
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### **Amenities**

Amenities	Basketball Court, BBQ/Grill, Bike Trails, Bridle Path, Clubhouse, Controlled Access, Sports Court, Golf Course, Guarded Access, Lake/River Park, Other - See Remarks, Park/Playground, Pool, Tennis, Jogging Trails, Volleyball Court, Waterfront Access
Is Waterfront	Yes
Has Pool	Yes
Pool	Fenced Pool, Hot Tub, In Ground Pool, Other, Pool is Heated, Pools Sweep

### **Interior**

Interior	Two Eating Areas, Two Living Area, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Media Room, Open Floor Plan, Separate Dining Room, Study/Library, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Central Distribution Plumbing System, Chandelier, Cook Top, Ceiling Fans, Custom Cabinets, Double Ovens, Disposal, Dryer Connection, Dryer, Dishwasher, Electric Water Heater, Garage Door

Opener, Gas Grill, Gas Cooking, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Private Garbage Service, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Smoke Alarm, Security System (Owned), Stove/Range, Vent Fan, Wet Bar, Washer Connection, Washer

Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two
# of Stories	2
Stories	2

### **Exterior**

Exterior	Stucco, Stone/Rock
Exterior Features	Bar-B-Que Pit/Grill, Covered Patio, Double Pane Windows, Deck/Balcony, Gas Grill, Has Gutters, Outdoor Kitchen, Special Yard Lighting, Sprinkler System, Mature Trees, Water Front Improved
Lot Description	2 - 5 Acres, Guadalupe River, Mature Trees (ext feat), Partially Wooded, Riverfront, Secluded, Sloping, Water View, Water Access, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Boerne ISD
Elementary	Herff
Middle	Voss Middle School
High	Boerne