

\$3,340,000 - 347 Park Ridge, Boerne

MLS® #1677130

\$3,340,000

4 Bedroom, 6.00 Bathroom, 5,905 sqft
Residential on 23.34 Acres

Cordillera Ranch, Boerne, TX

Exquisite 23+ acre equestrian property with Agricultural Tax Exemption in Cordillera Ranch, the Texas Hill Country's most exclusive country club community. The serene, park-like setting features dozens of mature Live Oak and Elm trees and scenic grazing pastures on one of the largest parcels in Cordillera. This unique property includes a 5,904-sf home with 4 bedrooms and 5 and 1/2 bathrooms, a covered patio and summer kitchen overlooking the pool, a Koi pond, 3 car garage and game room, and 2 automated gate entrances with one serving the main house and the other serving the barn. The state-of-the art equestrian amenities include 6 stalls with Stable Comfort mats, 5 turnouts, a 6-horse programmable Eurociser walker, indoor wash rack, industrial fans and fly spray system, 3/4 bath, tack room with pivot door, covered trailer storage and a 12 acre fenced pasture that could easily be cross-fenced. Two wells and two septic systems serve the property. Come see one of the best equestrian properties in Texas Hill Country.



Built in 1998

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1677130
List Price	\$3,340,000
Sale Price	\$3,200,000

Sale Date	September 12th, 2023
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,905
Acres	23.34
Year Built	1998
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Texas Hill Country
Status	Sold

Community Information

Address	347 Park Ridge
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, Park/Playground, Pool, Tennis, Jogging Trails, Waterfront Access
Has Pool	Yes
Pool	Hot Tub, In Ground Pool, Pool is Heated, Pools Sweep

Interior

Interior	Two Eating Areas, Two Living Area, All Bedrooms Downstairs, Breakfast Bar, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Laundry Room, Media Room, Open Floor Plan, Separate Dining Room, Study/Library, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Cook Top, Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Gas Grill, Gas Cooking, Microwave Oven, Private Garbage Service, Refrigerator, Self-Cleaning Oven, Water Softener (owned),

	Stove/Range, Vent Fan, Wet Bar, Washer Connection
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two
# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Bar-B-Que Pit/Grill, Covered Patio, Double Pane Windows, Gas Grill, Patio Slab, Sprinkler System, Mature Trees
Lot Description	15 Acres Plus, Ag Exempt, County Vlew, Gently Rolling, Mature Trees (ext feat), Partially Wooded, Secluded
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Herff
Middle	Voss Middle School
High	Boerne