

# \$4,500,000 - 4 Mayacama, Boerne

MLS® #1677325

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## \$4,500,000

Bedroom, Bathroom,  
Lots and Acreage on 5.18 Acres

Cordillera Ranch, Boerne, TX

This stunning 5.18 acre hilltop homesite is in the private, gated enclave of Mayacama Estates in Cordillera Ranch, the Texas Hill Country's most exclusive country club community. This property combines unparalleled privacy, security and breathtaking 30 mile views over the Guadalupe River Valley, the Cordillera clubhouse and Jack Nicklaus signature golf course. With an elevation of 1,580 feet, the views from the build site are unobstructed and panoramic. This home site features gorgeous heritage oak trees, gentle topography and all central utilities. The property is a short walk or golf cart ride to the clubhouse and amenities at The Clubs of Cordillera Ranch, and a Master Golf Membership is available. This is simply the finest long-distance view lot available in Cordillera Ranch. This home is to-be-built. Full architectural plans have been meticulously designed by the renowned Mark Carlson of Cornerstone Architects in conjunction with acclaimed custom home builder Todd Glowka. Designed specifically for this property, these plans are unlike any other and feature 12,310 square feet, 4 bedrooms, 6 bathrooms, and 2 powder bathrooms. A large motor court with dual 3-car garages provides ample space for any car enthusiast. The partial second floor includes two designated offices and kitchenette. These plans also include the ultimate "Man Cave" featuring a game room, media room, racquetball court, wet bar, RV garage, and gym. A wine cellar has been



designed for a basement location with an abundant amount of storage. A third story viewing tower designed with bi-folding windows provides the perfect location to take in the surrounding views of this property. Complimenting the luxurious design of the home, the planned outdoor living boasts multiple covered patios, lounging terraces surrounding the poolscape, and a covered pavilion with kitchen for an alfresco dining experience. \$14,900,000 as currently designed and specified, and the final price subject to the buyer's final selections and preferences.

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1677325
List Price	\$4,500,000
Sale Price	\$4,250,000
Sale Date	August 12th, 2024
Acres	5.18
Type	Lots and Acreage
Sub-Type	Residential Lot and Acreage
Status	Sold

### Community Information

Address	4 Mayacama
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, Seasonal Creek, Fishing, Golf Course, Guarded Access, Jogging Trails, Lake, Lake/River Park, Neighborhood Pool, Other, Playground/Park, Pond/Tank, Pool, Street Gutters, Stream/River,
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Tennis Courts, Volleyball Court, Water Front Access

Utilities Cable TV, Electric, Natural Gas, Telephone, Sewer System, Water System

Has Pool Yes

### **Exterior**

Lot Description Undeveloped

### **School Information**

District Boerne ISD

Elementary Herff

Middle Voss Middle School

High Boerne

### **Additional Information**

Zoning N/A