

# \$1,290,000 - 1810 Cordillera Trace, Boerne

MLS® #1679499

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## \$1,290,000

5 Bedroom, 5.00 Bathroom, 4,490 sqft  
Residential on 4.05 Acres

Cordillera Ranch, Boerne, TX

Marvel in this captivating Hill Country sanctuary situated on 4.05 private acres. If you have dreamed of resort-like living with complete solitude - this is your home! 1810 Cordillera Trace offers a main home and a guest house "casita" making this property the ideal family home that easily hosts your guests or out of town family. The main home offers 4 bedrooms and 3.5 bathrooms. The casita offers a living/kitchen area, bedroom and a full bathroom. This 4.05 acre lot is private, flat and still offers views. This lot is hard to beat.

Upon entry, you are greeted by a formal dining room to the left which connects via a dry bar to the kitchen. Directly in front is a sitting/flex room that overlooks the lush backyard.

Adjoining this space is the inviting family room boasting a stone fireplace and large windows allowing the family room to soak up natural light. A kitchen with granite countertops overlooks the family room and is ready for your family meals. 3 secondary bedrooms follow this side of the home including 2.5 bathrooms. Upstairs offers a large bonus rooms perfect for your playroom, exercise room, theater room, and more! Opposite this side of the home is the master bedroom retreat with a stone wall to accent this room. A hallway with dual closets leads you to a newly updated bathroom. This spa-like bathroom has a stand alone bathtub, separate shower and dual vanities. Through the master bedroom is an over-sized office with built ins and offers access to the serene back patio. The back



yard invites you to entertain or relax with the Keith Zars pool and hot tub. The placement of this pool is perfect because it beautifully connects the casita to the house and makes this space feel like an oasis. The casita also offers closed in storage perfect for any pool, garden, or lawn equipment. Cordillera is the premier neighborhood located in Boerne, Texas offering guarded access, golf, fishing, tennis, swimming, nature trails, a gun club, and an equestrian facility. \*A membership is required for most of these amenities.

Built in 2000

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1679499
List Price	\$1,290,000
Sale Price	\$1,070,000
Sale Date	September 13th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,490
Acres	4.05
Year Built	2000
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Mediterranean
Status	Sold

### Community Information

Address	1810 Cordillera Trace
Subdivision	Cordillera Ranch
City	Boerne
County	Kendall
State	TX

Zip Code 78006

### **Amenities**

Amenities Controlled Access, Guarded Access, Park/Playground, Jogging Trails, Waterfront Access

Has Pool Yes

Pool AdjoiningPool/Spa, Hot Tub, In Ground Pool, Pools Sweep

### **Interior**

Interior 1st Floor Lvl/No Steps, Two Living Area, Eat-In Kitchen, Game Room, Open Floor Plan, Separate Dining Room, Study/Library, Utility Room Inside

Appliances Chandelier, Ceiling Fans, Dryer Connection, Washer Connection

Heating Central

Cooling Three+ Central

Fireplace Yes

# of Fireplaces 1

Fireplaces One

# of Stories 1

Stories 1

### **Exterior**

Exterior 4 Sides Masonry, Stucco, Stone/Rock

Exterior Features Additional Dwelling, Covered Patio, Detached Quarters, Patio Slab, Sprinkler System, Mature Trees

Lot Description 2 - 5 Acres, County Vlew, Horses Allowed, Level, Mature Trees (ext feat), Partially Wooded, Secluded, Sloping

Roof Tile

Construction Pre-Owned

Foundation Slab

### **School Information**

District Boerne ISD

Elementary Call District

Middle Call District

High Call District