

# \$2,250,000 - 344 Park Ridge, Boerne

MLS® #1681568

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## \$2,250,000

6 Bedroom, 7.00 Bathroom, 8,454 sqft  
Residential on 9.98 Acres

### CORDILLERA RANCH, Boerne, TX

Cordillera Ranch Estate with Majestic Charm on private 10 -\ + Acres. This custom home is a must see to appreciate the privacy, views, and features that make this the best home in Cordillera. 8454 +/- Square Feet, 2 covered patios, views of Twin Sisters, Lights of Blanco, and amazing outdoor living with pool and spa. 6 Bedrooms, 6.5 baths, exercise room, 2 offices, multiple family rooms, including media and craft room, four (4) oversized storage closets. Custom upgrades throughout including flagstone and wood flooring, large kitchen open to the family room and flowing to the covered verandah. The entire home boasts beautiful spiral stair case, rock work, multiple fireplaces, outdoor kitchen, pool and spa, and outdoor patios with fabulous views. Family room with large windows, built in cabinetry, corner rock fireplace, vaulted ceilings and a rounded rock wall give this home a rich, warm feeling comfortable for entertaining and family time. Chef's kitchen open and bright boasts details that any culinary artist would love. Stainless steel appliances, Viking range, stove, and stunning cabinetry. Island and fabulous counter space with multiple storage areas. Kitchen views open to Breakfast bar and family room. Office or sitting area off master with fireplace, window seat storage, large windows, high ceilings with crown molding. Oversized master with lots of natural light and on private wing of home. Wonderful master spa bath with Jacuzzi along with his and her closets complement this



master suite. Additional wing of this home with separate bedroom perfect for, live in maid or family and guests. Four (4) fireplaces complement this home ...study, family, living and outdoor. Bedrooms and study include built-ins.

Built in 1998

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1681568
List Price	\$2,250,000
Sale Price	\$2,000,000
Sale Date	August 17th, 2023
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	8,454
Acres	9.98
Year Built	1998
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Other
Status	Sold

### Community Information

Address	344 Park Ridge
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### Amenities

Amenities	Clubhouse, Controlled Access, Golf Course, Park/Playground, Pool, Tennis, Waterfront Access
Parking	Attached, Oversized, Side Entry

Has Pool Yes  
Pool Hot Tub, In Ground Pool, Pool is Heated

### **Interior**

Interior Walk-In Pantry, Study/Library, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, Walk in Closets, Two Eating Areas, Three Living Area, Eat-In Kitchen, High Ceilings, Island Kitchen, Laundry Main Level, Separate Dining Room, Telephone

Appliances Washer Connection, Dryer Connection, Built-In Oven, Chandelier, Cook Top, Ceiling Fans, Disposal, Dishwasher, Garage Door Opener, Gas Water Heater, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Private Garbage Service, Pre-Wired for Security, Self-Cleaning Oven, Water Softener (owned), Security System (Owned), Stove/Range, 2+ Water Heater Units

Heating Central, 3+ Units

Cooling Three+ Central, Zoned

Fireplace Yes

# of Fireplaces 3

Fireplaces Three+, Family Room, Kitchen, Gas Logs Included, Wood Burning

# of Stories 2

Stories 2

### **Exterior**

Exterior Stone/Rock

Exterior Features Covered Patio, Deck/Balcony, Outdoor Kitchen, Sprinkler System, Mature Trees

Lot Description 5 - 14 Acres, County Vlew

Roof Tile

Construction Pre-Owned

Foundation Slab

### **School Information**

District Boerne ISD

Elementary Call District

Middle Call District

High Call District