

# \$2,250,000 - 11422 Anaqua Springs, Boerne

MLS® #1687324

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## \$2,250,000

4 Bedroom, 5.00 Bathroom, 5,142 sqft  
Residential on 2.06 Acres

### ANAQUA SPRINGS RANCH, Boerne, TX

Welcome to a luxurious retreat in the coveted Anaqua Springs Ranch community. This stunning 5124 square foot home sits on a spacious 2.06-acre lot with level terrain, offering plenty of room to play and roam. Built in 2007 by renowned builder Steve Heflin, this breathtaking residence features 4 bedrooms, 4 full and 1 half baths, an office, and 3 living areas including a living room, media room, and game room. As you enter, the impressive interior of this home will take your breath away. Limestone walls, arches, and thresholds provide a warm and inviting ambiance, while a 40-foot wall of windows showcases picturesque views of the pool, patio, and lush greenspace. The 20-foot ceilings and wood trusses enhance the grandeur of the space, while a double-sided fireplace adds a cozy touch. The kitchen is a chef's dream with knotty alder cabinets, granite countertops, a copper vent hood, Thermador appliances, a Thermador wine column, and plenty of counter space with 3 islands. The primary wing of the house is located on the first floor, featuring a gorgeous bedroom, full bath with a walk-in shower and jacuzzi tub, workout room, and a nice-sized closet. Additionally, there is a secondary bedroom with a full bath that functions as a pool bath. The first floor also boasts a living room, dining room, kitchen, breakfast area, and an office. On the second floor, two en-suite bedrooms with walk-in closets, a game room, media room, and balcony overlooking the pool await. This layout



is perfect for accommodating family and guests alike while providing privacy and space for everyone. Step outside to the completely private resort-style backyard, which is perfect for entertaining. The pool and hot tub are surrounded by multiple sitting areas, a stone fireplace with television, and a fire pit with a sitting area. Enjoy an outdoor barbecue on the gas grill with a vent hood while admiring the pristine and mature landscaping that features many large oaks. The yard is fully fenced in both the front and back, and there are no neighbors behind the house, providing added privacy and tranquility. The exterior of this home is equally impressive, with a full masonry stone exterior with stone and stucco and a stunning metal roof. The entry fence and gate are made of limestone and stucco, adding to the luxurious ambiance of the property. A one-car attached and two-car detached garage with a storage room featuring a cupola provides ample space for parking and storage. Overall, this stunning property in Anaqua Springs Ranch is a rare gem that offers luxury living and privacy in a serene natural setting. Don't miss your chance to own this one-of-a-kind home!

Built in 2007

### **Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1687324
List Price	\$2,250,000
Sale Price	\$1,987,000
Sale Date	July 24th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,142

Acres	2.06
Year Built	2007
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country, Contemporary
Status	Sold

### **Community Information**

Address	11422 Anaqua Springs
Subdivision	ANAQUA SPRINGS RANCH
City	Boerne
County	Bexar
State	TX
Zip Code	78006

### **Amenities**

Amenities	Controlled Access, Park/Playground, Jogging Trails, Sports Court, Basketball Court, Guarded Access
Parking	Attached, Detached, Oversized, Side Entry
Has Pool	Yes
Pool	Hot Tub, In Ground Pool, Pool is Heated

### **Interior**

Interior	Three Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Media Room
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Double Ovens, Gas Grill, Gas Water Heater, Private Garbage Service, Refrigerator, Water Softener (owned)
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Dining Room, Living Room, Two
# of Stories	2

Stories 2

### **Exterior**

Exterior 4 Sides Masonry, Stone/Rock, Stucco

Exterior Features Patio Slab, Covered Patio, Sprinkler System, Double Pane Windows, Bar-B-Que Pit/Grill, Deck/Balcony, Gas Grill, Outdoor Kitchen, Ranch Fence, Special Yard Lighting, Mature Trees

Lot Description County Vlew, 2 - 5 Acres, Bluff View, Mature Trees (ext feat), Partially Wooded

Roof Metal

Construction Pre-Owned

Foundation Slab

### **School Information**

District Northside ISD

Elementary Sara B McAndrew

Middle Rawlinson

High Clark