

\$2,050,000 - 3056 Rio Cordillera, Boerne

MLS® #1691519

\$2,050,000

4 Bedroom, 6.00 Bathroom, 5,168 sqft
Residential on 4.00 Acres

Cordillera Ranch, Boerne, TX

This gorgeous privately gated 4-acre estate is conveniently located near the East gate of Cordillera Ranch. The property adjoins the hiking trail which provides convenient access to Swede Creek Park and the Guadalupe River. This magnificent home features 4 bedrooms, each with en suite bathrooms and walk in closets, 3 fireplaces, hand troweled walls and travertine flooring. The foyer which is flanked by a separate dining room provides a grand entrance to an open living area with high ceilings and fireplace. The climate controlled wine cellar is visible in the dining room through a large artistically framed window. The gourmet kitchen features beautiful Cambia quartz countertops, Wolfe 6 burner gas stove, pot filler, warming drawer, recently added built in Dacor refrigerator/freezer and Dacor dishwasher. A massive covered patio showcases multiple seating areas, fireplace, remote controlled screens, outdoor kitchen and bar with built in gas grill, ice maker, sink, refrigerator and newly installed quartzite countertops. Newly resurfaced pool and spa along with a putting green complete the outdoor oasis. The incredible owner's retreat features a fireplace and ample space for a seating area as well as an oversized coffee station with refrigerator and copper sink. The newly remodeled primary bathroom offers his and her closets, double sinks, granite counters, large walk in shower with multiple spray heads and newly installed free standing tub. Three car garage



features built in cabinetry, Tesla charger and newly installed polyaspartic finish on floor. Hidden safe room. HVAC units were replaced March 26, 2020 and feature blue light, 10 year warranty and never change air filter system. Home Nest system complete with exterior cameras. MASTER GOLF MEMBERSHIP available.

Built in 2007

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1691519
List Price	\$2,050,000
Sale Price	\$2,050,000
Sale Date	July 28th, 2023
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,168
Acres	4.00
Year Built	2007
Type	Residential
Sub-Type	Single Family Detached
Style	Texas Hill Country
Status	Sold

Community Information

Address	3056 Rio Cordillera
Subdivision	Cordillera Ranch
City	Boerne
County	Kendall
State	TX
Zip Code	78006-6149

Amenities

Amenities Pool, Golf Course, Park/Playground, Basketball Court, BBQ/Grill, Bike

Trails, Clubhouse, Controlled Access, Guarded Access, Lake/River Park, Tennis

Has Pool Yes
Pool Adjoining Pool/Spa, In Ground Pool

Interior

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

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Wet Bar, Smoke Alarm, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Custom Cabinets, Cook Top, Gas Grill, Gas Cooking, Pre-Wired for Security, Refrigerator

Heating Central, 3+ Units, Zoned

Cooling Three+ Central, Zoned

Fireplace Yes

of Fireplaces 3

Fireplaces Living Room, Three+, Gas, Master Bedroom

of Stories 1

Stories 1

Exterior

Exterior Stone/Rock, Stucco

Roof Tile

Construction Pre-Owned

Foundation Slab

School Information

District Boerne ISD

Elementary Herff

Middle Voss Middle School

High Boerne