

\$2,990,000 - 330 Ammann Rd, Boerne

MLS® #1701181

\$2,990,000

3 Bedroom, 3.00 Bathroom, 4,136 sqft
Residential on 31.60 Acres

None, Boerne, TX

Welcome to the 1884 Ranch, a meticulously maintained 31.6 acre (currently Ag. Exempt) amazing piece of history located just a few miles outside of the charming and vibrant town of Boerne, Texas! Rarely do properties of this quality and character come onto the market, especially so close to town. The main house, featuring over 4,100 SF and a taste of vintage and new, was built by the Schwartz Family in 1884 and was delightfully restored/remodeled in the 1980's and recently in 2023. The main house offers 3 spacious bedrooms, 3 full bathrooms and native limestone rock exterior harvested from the property. All of the bathrooms have recently been completely remodeled. There is a separate guest house that features roughly 2,700 SF, 2 bedrooms, a beautiful kitchen with wooden countertops, 2 full bathrooms, a half bath, a separate apartment with living quarters, three laundry rooms and an over-sized elevated covered rear deck that offers expansive views and a great place for outdoor dining. All in all there is approximately 6,836 SF between both of the houses, 5 bedrooms, 6.5 bathrooms, 3 kitchens and 4 laundry stations. The property itself is simply stunning starting with the 1 acre pond situated in a nearby meadow surrounded by heritage oaks and other native trees. The views of the pond from the living room are priceless while the rest of the acreage is ideal for the horse or 4H enthusiast as the soil is some of the best you will find in Kendall County. Numerous mature oaks as well as



other large native trees throughout offer a true Texas Hill Country identity. The 40 X 96, 10 stall horse barn and nearby round pen offers all you would expect while the three large fenced healthy meadows are ideal for grazing and riding. This is a legacy opportunity to own an irreplaceable piece of Texas history! If you appreciate charm, historical details, character, quality, gorgeous acreage & privacy with two separate houses, superb horse property, a large barn and a fishing pond all close to town in BISD school district, put the 1884 Ranch on your short list! Shown by appointment only.

Built in 1884

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1701181
List Price	\$2,990,000
Sale Price	\$2,990,000
Sale Date	November 13th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	4,136
Acres	31.60
Year Built	1884
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Sold

Community Information

Address	330 Ammann Rd
Subdivision	None
City	Boerne
County	Kendall
State	TX
Zip Code	78015-5229

Amenities

Amenities	None
Parking	Converted Garage, Detached
Pool	None

Interior

Interior	Two Living Area, Attic - Access only, Attic - Storage Only, Cable TV Available, Converted Garage, Game Room, High Ceilings, High Speed Internet, Laundry Main Level, Laundry Room, Loft, Maid's Quarters, Shop, Separate Dining Room, Study/Library, Telephone, Walk in Closets, Walk-In Pantry
Appliances	Chandelier, Ceiling Fans, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Gas Cooking, Microwave Oven, Private Garbage Service, Self-Cleaning Oven, Solid Counter Tops, Smoke Alarm, Stove/Range, Vent Fan, Washer Connection
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Dining Room, Master Bedroom, Two
# of Stories	2
Stories	2

Exterior

Exterior	3 Sides Masonry, Log, Stone/Rock
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Middle	Voss Middle School