

\$1,499,900 - 174 Riverwood, Boerne

MLS® #1704526

\$1,499,900

4 Bedroom, 4.00 Bathroom, 4,172 sqft

Residential on 2.06 Acres

CORDILLERA RANCH, Boerne, TX

PRESTIGIOUS RIVERWOOD ADDRESS IN CORDILLERA RANCH * WROUGHT IRON FRENCH DOOR AT ENTRY * WOOD AND TILE FLOORING ON MAIN LEVEL, CARPET AND TILE UP * KITCHEN FEATURES CALACATTA ORO MARBLE COUNTERTOPS WITH TAJ MAJAL QUARTZITE AT ISLAND, PLENTIFUL CABINETS WITH GLASS FRONT UPPERS, SUB-ZERO REFRIGERATOR, 48" WOLF DUAL FUEL RANGE, 2 DISHWASHERS, POT FILLER AND UNDER CABINET LIGHTING * GUEST SUITE BATH ALSO FEATURES CALACATTA ORO MARBLE COUNTERTOP * ALL COUNTERS IN HOUSE ARE ADORNED WITH NATURAL STONE * PROPANE FIREPLACE WITH GAS LOGS IN LIVING ROOM * MASTER DOWN WITH HIS/HER CLOSETS, SEPARATE VANITIES, LARGE SOAKING TUB AND OVER-SIZED SHOWER * FORMAL DINING CURRENTLY BEING USED AS 2ND LIVING * 4 CAR GARAGE WITH MINI-SPLIT AC AND EPOXY FLOOR COATING * 2 TANKLESS WATER HEATERS * WATER SOFTENER * GLASSED IN BACK PORCH * LEVEL BACKYARD WITH ROOM FOR POOL/OUTDOOR KITCHEN * DON'T MISS TWO ATTIC STORAGE AREAS 18 X 20 CLIMATE CONTROLLED AND 23 X 21 OVER GARAGE * BLINK SECURITY SYSTEM AND CAMERAS, 2 GUN SAFES IN PASS THROUGH FROM MASTER BEDROOM TO STUDY, WORKBENCH IN GARAGE AND CHANDELIER IN UPSTAIRS BEDROOM DO



NOT CONVEY *

Built in 2013

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1704526
List Price	\$1,499,900
Sale Price	\$1,370,000
Sale Date	September 28th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,172
Acres	2.06
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Sold

Community Information

Address	174 Riverwood
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006-5788

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Controlled Access, Sports Court, Golf Course, Guarded Access, Lake/River Park, Tennis, Jogging Trails
Parking	Attached, Side Entry
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Game Room,
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Laundry Main Level, Attic - Partially Floored, Cable TV Available, High Speed Internet, Secondary Bedroom Down, Study/Library, Utility Room Inside

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Garage Door Opener, Solid Counter Tops, Attic Fan, Chandelier, Central Vacuum, Custom Cabinets, Double Ovens, Gas Water Heater, Plumb for Water Softener, Private Garbage Service, Refrigerator, Self-Cleaning Oven, Water Softener (owned), 2+ Water Heater Units

Heating Central

Cooling Two Central

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, One

of Stories 2

Stories 2

Exterior

Exterior 4 Sides Masonry, Stucco, Stone/Rock

Exterior Features Patio Slab, Covered Patio, Sprinkler System, Has Gutters, Double Pane Windows, Glassed in Porch, Ranch Fence, Mature Trees, Wire Fence

Lot Description 2 - 5 Acres, Partially Wooded

Roof Metal

Construction Pre-Owned

Foundation Slab

School Information

District Boerne ISD

Elementary Herff

Middle Voss Middle School

High Boerne