

\$2,400,000 - 7 Northern Bear, Boerne

MLS® #1722717

\$2,400,000

Bedroom, Bathroom,
Lots and Acreage on 2.41 Acres

Cordillera Ranch, Boerne, TX

AMAZING - This RARE 2.41 Acre Lot is a gem at the highest point atop one of the most elevated hilltops in the prestigious Cordillera Ranch community, offering you some of the most breathtaking views in ALL of the Texas Hill Country! Property Highlights:

Location: Cordillera Ranch Acreage: 2.41 Acres Privacy: Secluded and Private Gate Access: Behind a Private Gate Cul-de-Sac Location: Ensures Peaceful Living Terrain: Extremely Flat and Perfect for multiple build Sites Views: Perfectly situated with a true North view . Sunrises to Sunsets Utilities: Central Water, Central Sewer, Central Gas Tax Advantage: No City Tax Tax Rate: A Low 1.6% Building Flexibility: No Building Timeframe Nearby Amenities: Less Than 5 Minutes to the 40,000 Sq Ft Clubhouse Convenience: 10-12 Minutes to Boerne Shopping Paradise: Just 20-25 Minutes to The Rim & Shops of La Cantera This Lot is a rare find, offering a harmonious blend of natural beauty, convenience, and luxury. It truly has it ALL, making it the perfect canvas for your dream home. Don't miss out on this incredible opportunity to own a piece of Hill Country paradise! #CordilleraRanch

#HillCountryLiving #TexasViews

#DreamHomeLocation #LuxuryRealEstate

#PrivacyMatters #LandForSale #BestInShow

#TexasHillCountry #CulDeSacLiving

#SunriseToSunsetViews #NoCityTax

#BuildYourDream #RealEstateOpportunity

#BoerneLiving #LaCanteraShopping



Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1722717
List Price	\$2,400,000
Sale Price	\$2,100,000
Sale Date	February 1st, 2024
Acres	2.41
Type	Lots and Acreage
Sub-Type	Residential Lot
Status	Sold

Community Information

Address	7 Northern Bear
Subdivision	Cordillera Ranch
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Bike Trails, Bridle Path, Clubhouse, Controlled Access, Fishing, Golf Course, Guarded Access, Lake/River Park, Neighborhood Pool, Other, Playground/Park, Street Gutters, Stream/River, Tennis Courts
Utilities	Cable TV, Electric, Other, Telephone, Sewer System, Water System
Has Pool	Yes

Exterior

Lot Description	Improved, Partial Cleared, Undeveloped
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School Information

District	Boerne ISD
Middle	Boerne Middle S
High	Champion

Additional Information

Zoning	RES
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