

\$2,295,000 - 108 Cornerstone, Boerne

MLS® #1730275

\$2,295,000

4 Bedroom, 4.00 Bathroom, 4,530 sqft
Residential on 5.60 Acres

CORDILLERA RANCH, Boerne, TX

Nestled at the end of a tranquil cul-de-sac, this 4 bedroom, 3.5 bathroom estate exudes an unmatched sense of privacy and serenity. Elegance and luxury permeate every corner of this meticulously crafted home, where no detail has been spared in its recent and extensive renovation. MASTER FULL GOLF MEMBERSHIP AVAILABLE to The Clubs of Cordillera Ranch to be able to celebrate on the golf course following closing on your new home! This home boasts a brand-new, top-to-bottom interior makeover by the prestigious Hill Country design firm, Haute Haven, resulting in a seamless blend of modern elegance and Hill Country charm. Every detail and finish has been thoughtfully curated to create a space that radiates comfort and style. This home isn't just a house; it's a sanctuary that caters to your unique lifestyle, whether it's productive mornings in your office or quiet afternoons lost in the pages of a book in your private library. The heart of this home is undoubtedly the gourmet kitchen, featuring ultra high-end stonework, exquisite countertops, a working island with sink, state-of-the-art 2023 Viking appliances and custom cabinetry, making every meal preparation a culinary delight. The kitchen opens to the dining area, where a cozy dual-sided fireplace adds an inviting touch to your dining experience. On the other side of the fireplace, you'll find a spacious living room adorned with built-ins, flooded with natural light pouring in through the large sliding door that



open to the broad outdoor patio. This design flawlessly blends indoor and outdoor living, creating the perfect setting for cherished moments with loved ones. Step beyond the thresholds of this remarkable home, and the allure of outdoor living awaits. An expansive patio enhanced with a welcoming fireplace invites you to savor the breathtaking Hill Country backdrop. Multiple sitting areas provide opportunities for intimate conversations, while a dedicated dining space right off the kitchen beckons for al fresco meals. The outdoor kitchen offers the perfect space to grill and entertain. Relax and refresh in the newly renovated pool and spa. Whether basking in the sun, hosting poolside parties, or simply unwinding by the water's edge, this outdoor living space is the embodiment of the idyllic Texan lifestyle. But there is even more fun to be had! Your very own integrated trail system, spanning half a mile, awaits adventure enthusiasts, accommodating hiking, horseback riding, mountain biking, dirt biking, and even quads. The property is further enriched with a treehouse, zip line, and a designated target area, perfect for family fun or hosting adventurous gatherings. There's even a campsite for those starry nights under the vast Texas sky. Your privacy is paramount, with a gated entrance featuring code boxes on both sides for added security. Convenience and security are truly first-rate here. For those who appreciate a sense of community, you have the option to acquire master membership rights, which can unlock exclusive amenities for an additional cost at the prestigious Cordillera clubhouse, just a 4-minute drive away. Don't miss your chance to make this property your own and experience the best that the Texas Hill Country has to offer.

Built in 2006

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1730275
List Price	\$2,295,000
Sale Price	\$2,295,000
Sale Date	July 8th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,530
Acres	5.60
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Sold

Community Information

Address	108 Cornerstone
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006-5962

Amenities

Amenities	Waterfront Access, Tennis, Golf Course, Clubhouse, BBQ/Grill, Basketball Court, Bridle Path, Controlled Access, Sports Court, Guarded Access, Park/Playground, Pool, Volleyball Court
Parking	Attached, Oversized, Side Entry
Has Pool	Yes
Pool	AdjoiningPool/Spa, In Ground Pool, Pool is Heated

Interior

Interior	Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Two Living Area, Breakfast Bar, Cable TV Available, High Speed Internet, Secondary Bedroom Down, Telephone
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Appliances	Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Refrigerator, Dishwasher, Double Ovens, Custom Cabinets, Private Garbage Service, Stove/Range
Heating	Central, Heat Pump
Cooling	Three+ Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Kitchen
# of Stories	1
Stories	1

Exterior

Exterior	Stone/Rock, Stucco, 4 Sides Masonry
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows, Mature Trees, Outdoor Kitchen, Gas Grill, Has Gutters, Ranch Fence, Special Yard Lighting, Storage Building/Shed, Workshop
Lot Description	County View, Mature Trees (ext feat), 5 - 14 Acres, Cul-de-Sac/Dead End, Horses Allowed, Secluded
Roof	Concrete, Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Middle	Voss Middle School
High	Champion