

# \$2,595,000 - 25508 Creekside Cove, Boerne

MLS® #1732151

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## \$2,595,000

4 Bedroom, 5.00 Bathroom, 5,435 sqft  
Residential on 2.01 Acres

ANAQUA SPRINGS RANCH, Boerne, TX

Introducing an exquisite oasis of luxury living in the prestigious Anaqua Springs Ranch community. This architectural masterpiece, crafted by the renowned builder Paul Allen Custom Homes and designed by the acclaimed Gustavo Arredondo, offers the epitome of elegance and comfort. Nestled on a sprawling and meticulously landscaped lot, this single-level transitional home boasts top-tier finishes and an intelligently designed floorplan that seamlessly blends form and function. From the moment you step through the grand entrance, you'll be captivated by the fine attention to detail and the quality craftsmanship evident throughout. The heart of this home is the chef's dream kitchen, featuring high-end appliances, custom cabinetry, and a generous island with seating, perfect for casual dining and entertaining. The kitchen flows effortlessly into the spacious living area, adorned with a striking fireplace and large windows that allow natural light to flood the space, creating a warm and inviting atmosphere. The master suite is a sanctuary of relaxation, with a spa-like ensuite bathroom that includes a soaking tub, a separate walk-in shower, and dual vanities. Three additional well-appointed bedrooms provide ample space for family or guests. Step outside, and you'll discover your private backyard sanctuary, designed for outdoor living at its finest. A sparkling pool and soothing hot tub beckon on warm Texas days, while an outdoor kitchen, complete with a grill and prep area, makes al



fresco dining a breeze. The spacious covered outdoor entertaining area provides the perfect setting for gatherings with family and friends, whether you're hosting a summer barbecue or simply savoring a quiet evening under the stars. All of this is set against the backdrop of a serene dry creek bed greenbelt, offering both privacy and a harmonious connection with nature. Beyond your property lines, Anaqua Springs Ranch offers top-notch amenities and the tranquility of the Texas Hill Country. This Anaqua Springs Ranch gem is not just a home; it's a lifestyle. Beyond the luxurious interior and outdoor spaces, residents of this exclusive community enjoy access to top-notch amenities and the serenity of the Texas Hill Country.

Built in 2015

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1732151
List Price	\$2,595,000
Sale Price	\$2,425,000
Sale Date	March 8th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,435
Acres	2.01
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	Traditional, One Story, Contemporary, Mediterranean
Status	Sold

### Community Information

Address 25508 Creekside Cove

Subdivision	ANAQUA SPRINGS RANCH
City	Boerne
County	Bexar
State	TX
Zip Code	78006

### **Amenities**

Amenities	Park/Playground, Basketball Court, Controlled Access, Sports Court, Guarded Access
Has Pool	Yes
Pool	Hot Tub, In Ground Pool

### **Interior**

Interior	Island Kitchen, Walk-In Pantry, High Ceilings, 1st Floor Lvl/No Steps, Two Eating Areas, Two Living Area, All Bedrooms Downstairs, Breakfast Bar, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Media Room, Open Floor Plan, Pull Down Storage, Separate Dining Room, Study/Library, Telephone, Utility Room Inside, Walk in Closets
Appliances	Washer Connection, Dryer Connection, Gas Cooking, Built-In Oven, Chandelier, Ceiling Fans, Dishwasher, Stove/Range
Heating	2 Units, Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, One
# of Stories	1
Stories	1

### **Exterior**

Exterior	Stucco, Stone/Rock
Exterior Features	Covered Patio, Sprinkler System, Gas Grill, Patio Slab, Mature Trees, Wrought Iron Fence
Lot Description	2 - 5 Acres
Roof	Concrete, Tile
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Northside ISD
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Elementary

Sara B McAndrew

Middle

Rawlinson

High

Clark