

# \$1,795,000 - 32 Phillip Ranch Rd, Boerne

MLS® #1738014

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## \$1,795,000

3 Bedroom, 3.00 Bathroom, 3,469 sqft  
Residential on 5.01 Acres

SABINAS CREEK RANCH PHASE 1, Boerne, TX

Welcome to 32 Phillip Ranch Rd, nestled in the picturesque Hill Country town of Boerne. This residence invites you to embrace the charm of Texas living from its covered front porch adorned with a swing where you can relish breathtaking sunrises. Upon entry, the home boasts hand-scraped wood flooring, carpeting in the secondary bedrooms, tile in the bathrooms and coupled with tall ceilings and crown molding throughout. The interior high-end finishes include solid core doors, large open windows, plantation shutters, gorgeous backsplashes, stunning counter tops and a beautiful master bath showcasing attention to detail & style. The dining room hosts a lofty 12ft ceiling and comfortably seats 12 people at the current table. Marvel at the sunsets from the dining room, peaking through the kitchen and large living room, to a wall of windows with astounding views! (Dining Room can also be used as a study/flex room as seen in virtually staged photo #21) The living room exudes grandeur with remote-controlled retractable window treatments, a large rock fireplace with hearth & 16ft ceilings adorned with wood beams. The kitchen, a culinary haven, features custom cabinetry, Viking appliances that include a 48" built-in side-by-side refrigerator/freezer, a double French-door oven, an 8-burner gas range with heat lamps, and a pot-filler. The 9'x6' expansive island, embellished with a solid slab granite top, accommodates a range of activities. The kitchen also offers cabinet front



dishwasher, under-cabinet lighting, mixer-lift cabinet, a built-in buffet or dry bar, and provisions for a future wine cooler. The Master Suite is a tranquil haven, complete with a private entrance to the outdoor patio, and a spa-like ensuite bathroom featuring a 72" double slipper claw-foot tub, his & her vanities, a heated towel bar, a separate shower, and a generous walk-in closet. Step outside to the outdoor kitchen and covered patio with ceiling fans and TV. The 42" Artisan grill with rotisserie, sealed pantry, sink, and dual ring gas power burner caters to culinary enthusiasts. Porte cochere & 3-Car garage (33X25') with epoxy flooring and additional electrical outlets provide ample space and convenience. Entertain effortlessly in the outdoor living space. The multiple back patios overlook the oversized 32'x24' PebbleTech pool with a 22' moss rock waterfall flanked with two 24" fire-bowls, in-pool removable "margarita" table, LED multi-color lighting system, and a tanning ledge with fountain. Adjacent to the pool is a cabana with a half-bath and seating area. Enjoy the Texas-Sized smokeless fire-pit & bench with your friends for warmth & conversation. Lush Zoysia grass in the fenced backyard, complemented by natural persimmon fruit-bearing trees. This home is on a private well with a 2750-gallon concrete water storage tank and a constant pressure water system. The property also boasts a party barn with HVAC, a full bath and storage, creating an ideal space for entertainment. Additional features include: RV Pad with Hookups, utility room with granite countertops, sink, and work station, a butler's pantry with outlets, and a mudroom closet. Technological features are Power over Ethernet, CAT 5s, electronic closet, and surround sound in the family room. Sabinas Creek Ranch offers scenic homesites in the heart of the Texas hill country. This gated community has a Creekside owner's

park and plenty of mature trees and grassland.

Offering an exceptional opportunity to embark on luxurious living in a serene setting while still being close to city life of San Antonio & Austin, and close to the Hill Country wineries! Enjoy award winning Boerne schools and NO city tax!

Built in 2019

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1738014
List Price	\$1,795,000
Sale Price	\$1,650,000
Sale Date	July 17th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,469
Acres	5.01
Year Built	2019
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Sold

### Community Information

Address	32 Phillip Ranch Rd
Subdivision	SABINAS CREEK RANCH PHASE 1
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### Amenities

Amenities	Controlled Access
Parking	Detached, Oversized, Rear Entry
Has Pool	Yes

Pool In Ground Pool

## Interior

Interior 1st Floor Lvl/No Steps, Two Eating Areas, Two Living Area, All Bedrooms Downstairs, Breakfast Bar, Cable TV Available, Eat-In Kitchen, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Media Room, Open Floor Plan, Separate Dining Room, Utility Room Inside, Walk in Closets, Walk-In Pantry

Appliances Built-In Oven, Chandelier, Ceiling Fans, Carbon Monoxide Detector, Custom Cabinets, Double Ovens, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Gas Grill, Gas Cooking, Microwave Oven, Plumb for Water Softener, Private Garbage Service, Propane Water Heater, Pre-Wired for Security, Refrigerator, Water Softener (owned), Solid Counter Tops, Security System (Owned), Stove/Range, Wet Bar, Washer Connection

Heating 2 Units, Central

Cooling Two Central

Fireplace Yes

# of Fireplaces 1

Fireplaces One

# of Stories 1

Stories 1

## Exterior

Exterior Stucco, Stone/Rock

Exterior Features Additional Dwelling, Bar-B-Que Pit/Grill, Covered Patio, Gas Grill, Outdoor Kitchen, Partial Sprinkler System, Patio Slab, Workshop

Lot Description 2 - 5 Acres, Bluff View, Cul-de-Sac/Dead End, Creek - Seasonal, Gently Rolling, Partially Wooded

Roof Composition

Construction Pre-Owned

Foundation Slab

## School Information

District Boerne ISD

Elementary Curington

Middle Boerne Middle N

High Boerne