

# \$1,740,000 - 11214 Cat Springs, Boerne

MLS® #1738184

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## \$1,740,000

4 Bedroom, 5.00 Bathroom, 5,150 sqft  
Residential on 1.10 Acres

ANAQUA SPRINGS RANCH, Boerne, TX

Indulge in the epitome of Texas luxury with this Hill Country haven, a four-bedroom, four-and-a-half-bathroom masterpiece. The sprawling first floor hosts a grand master bedroom with his/her closets AND his/her commodes (warning...once you have two master commodes you'll never go back). A spacious secondary bedroom ensures comfort and convenience for your visiting guests. Embrace over one acre of private paradise, complete with a stunning pool and meticulous landscaping, making the backyard a sanctuary of tranquility. Since purchasing the owners have invested over \$300,000 into the yard including the recent addition of an amazing pool, custom rock wall with antique gate, fencing, landscaping work, outdoor dining area and more. Rather entertain inside? We've got two bars for that! Two generously sized living areas (one up and one down) provide the perfect space for entertaining or unwinding. Impeccably maintained, this residence seamlessly blends elegance with comfort, promising a lifestyle where opulence meets serenity. Don't just buy a home; claim your slice of secluded luxury in the heart of the Texas Hill Country.



Built in 2006

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1738184

List Price	\$1,740,000
Sale Price	\$1,585,000
Sale Date	May 9th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,150
Acres	1.10
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	Mediterranean, Traditional
Status	Sold

### **Community Information**

Address	11214 Cat Springs
Subdivision	ANAQUA SPRINGS RANCH
City	Boerne
County	Bexar
State	TX
Zip Code	78006-8586

### **Amenities**

Amenities	Park/Playground, Basketball Court, Controlled Access, Sports Court, Guarded Access
Parking	Attached, Side Entry
Has Pool	Yes
Pool	AdjoiningPool/Spa, In Ground Pool, Pool is Heated

### **Interior**

Interior	Island Kitchen, Breakfast Bar, Utility Room Inside, Open Floor Plan, Walk in Closets, Two Eating Areas, Two Living Area, Three Living Area, Attic - Partially Floored, Attic - Pull Down Stairs, Game Room, High Ceilings, Laundry Main Level, Media Room, Secondary Bedroom Down, Separate Dining Room, Study/Library, Walk-In Pantry
Appliances	Washer Connection, Dryer Connection, Gas Cooking, Disposal, Ceiling Fans, Central Vacuum, Dishwasher, Garage Door Opener, Ice Maker Connection, Solid Counter Tops, 2+ Water Heater Units, Wet Bar
Heating	Central

Cooling	Three+ Central, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Two
# of Stories	2
Stories	2

### **Exterior**

Exterior	Stucco, Stone/Rock
Exterior Features	Covered Patio, Sprinkler System, Deck/Balcony, Mature Trees
Lot Description	1 - 2 Acres, Creek - Seasonal, Mature Trees (ext feat)
Roof	Clay, Tile
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Northside ISD
Elementary	Sara B McAndrew
Middle	Rawlinson
High	Clark