

\$1,550,000 - 25202 Miranda Ridge, Boerne

MLS® #1741423

\$1,550,000

3 Bedroom, 4.00 Bathroom, 3,822 sqft
Residential on 1.40 Acres

ANAQUA SPRINGS RANCH, Boerne, TX

Contemporary luxury estate in gated community of Anaqua Springs with 24 hour guarded access. Chef's kitchen features Thermador gas cooking, Bosch appliances, custom cabinetry, and stunning marble counters. Open living room with fireplace, central dining area, and glass pocket doors allow for seamless indoor/outdoor living. Primary suite allows access to patio, spa-like bathroom with separate vanities, heated floors, jetted tub and walk-in steam shower. Generously sized secondary bedrooms all with private ensuites. The perfect home office with serene views and abundant natural light tucked away behind corner barn doors. Game room with access to patio, pool + outdoor kitchen with spacious lounge area. Wine room designed to hold over 3000 bottles equipped with WhisperKool split cooling system. Home Theater designed for the ideal cinema and sportscast experience with custom seating, JBL Synthesis electronics, 4k projector, and 144" screen. Speakers for an ultimate music experience throughout the home and garage. Sparkling pool + jetted hot tub with both heat and cooling system for additional comfort no matter the season. Oversized 4-car garage complete with A/C, ceiling speakers, and additional storage room. "Smart Home" features the Savant home automation system, utilizing your phone or remote to control HVAC, lighting/electrical, shades, irrigation, garage doors, pool, and more. To top it all off, the current owner has installed a Generac



whole home generator for ultimate peace of mind. There was no detail overlooked on this one.

Built in 2017

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1741423
List Price	\$1,550,000
Sale Price	\$1,420,000
Sale Date	May 30th, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,822
Acres	1.40
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary
Status	Sold

Community Information

Address	25202 Miranda Ridge
Subdivision	ANAQUA SPRINGS RANCH
City	Boerne
County	Bexar
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Sports Court, Guarded Access, Park/Playground, Jogging Trails
Has Pool	Yes
Pool	AdjoiningPool/Spa, Hot Tub, In Ground Pool, Pool is Heated

Interior

Interior	Two Living Area, Eat-In Kitchen, Game Room, High Ceilings, Island Kitchen, Liv/Din Combo, Media Room, Open Floor Plan, Study/Library, Utility Room Inside, Walk-In Pantry
Appliances	Disposal, Dryer Connection, Dryer, Dishwasher, Gas Cooking, Ice Maker Connection, Microwave Oven, Refrigerator, Water Softener (owned), Stove/Range, Washer Connection, Washer
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, One
# of Stories	1
Stories	1

Exterior

Exterior	Stucco, Stone/Rock
Exterior Features	Double Pane Windows, Gas Grill, Outdoor Kitchen, Sprinkler System, Wrought Iron Fence
Lot Description	1 - 2 Acres, On Greenbelt, Mature Trees (ext feat), Secluded, Wooded
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Northside ISD
Elementary	Sara B McAndrew
Middle	Rawlinson
High	Clark