

\$2,695,000 - 115 River Crossing, Boerne

MLS® #1742893

\$2,695,000

6 Bedroom, 8.00 Bathroom, 6,096 sqft
Residential on 4.13 Acres

CORDILLERA RANCH, Boerne, TX

Nestled in the heart of Cordillera Ranch, 115 River Crossing is a captivating property that seamlessly blends modern comfort with the warmth of Southern hospitality. As you approach the property, you'll be greeted by a meticulously landscaped front yard, hinting at the beauty that lies within. The exterior boasts a combination of stone and stucco with accents that complement the natural surroundings. Step inside, and you'll be greeted by a well-designed interior that exudes both elegance and functionality. From the custom woodwork on the ceilings, to the exposed beams, smooth finished shiplap walls and job finished wood floors, these are just some of the highlights of this amazing home built by Mattern & Fitzgerald Custom Homes. The open-concept layout creates a seamless flow between the living spaces, with large windows allowing an abundance of natural light to fill the home. The gourmet kitchen is a culinary enthusiasts dream, equipped with top-of-the-line appliances, marble countertops, Subzero refrigerator, and custom cabinetry. The master suite boasts luxurious amenities that include custom mill work, gas fireplace and private access to the covered patio overlooking the lush landscaping, and large negative edge pool with large outdoor firepit complete with seating. All secondary bedrooms offer en-suite bathrooms that give kids or guests the perfect retreat. Oversized three-car garage with polyaspartic-epoxy floors and tons of storage space. Amazing one



bedroom casita complete with full kitchen and living area make it a perfect work from home space or private residence for family member. This 4.13 acres of prime hill country property offers great privacy, and the custom granite pathway/trail behind the house that offers your own 1/4 mile of trails for walking, running, or biking. This is truly a one-of-a-kind property!

Built in 2014

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1742893
List Price	\$2,695,000
Sale Price	\$2,495,000
Sale Date	April 9th, 2024
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	6,096
Acres	4.13
Year Built	2014
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary, Traditional
Status	Sold

Community Information

Address	115 River Crossing
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities Jogging Trails, Basketball Court, BBQ/Grill, Bike Trails, Controlled

Access, Sports Court, Guarded Access, Lake/River Park, Park/Playground, Waterfront Access

Parking

Oversized

Has Pool

Yes

Pool

Fenced Pool, In Ground Pool, Pools Sweep

Interior

Interior

Eat-In Kitchen, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Laundry Main Level, Two Eating Areas, Two Living Area, All Bedrooms Downstairs, Attic - Partially Floored, Attic - Permanent Stairs, Attic - Pull Down Stairs, Auxillary Kitchen, Cable TV Available, High Ceilings, High Speed Internet, Island Kitchen, Secondary Bedroom Down, Separate Dining Room, Study/Library, Telephone, Walk in Closets, Walk-In Pantry

Appliances

Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Solid Counter Tops, Built-In Oven, Custom Cabinets, Double Ovens, Electric Water Heater, Garage Door Opener, Gas Cooking, Ice Maker Connection, Private Garbage Service, Water Softener (owned), Smoke Alarm, Security System (Owned), Trash Compactor, Vent Fan, Wet Bar

Heating

Central

Cooling

Three+ Central

Fireplace

Yes

of Fireplaces

3

Fireplaces

Three+, Family Room, Gas, Gas Starter, Glass/Enclosed Screen, Master Bedroom, Other, Stone/Rock/Brick

of Stories

1

Stories

1

Exterior

Exterior

Stone/Rock, Stucco

Exterior Features

Patio Slab, Covered Patio, Mature Trees, Detached Quarters, Additional Dwelling, Bar-B-Que Pit/Grill, Double Pane Windows, Deck/Balcony, Gas Grill, Has Gutters, Outdoor Kitchen, Partial Fence, Partial Sprinkler System, Ranch Fence, Screened Porch

Lot Description

Mature Trees (ext feat), 2 - 5 Acres, County Vlew, Gently Rolling, Xeriscaped

Roof

Concrete, Tile

Construction

Pre-Owned

Foundation

Slab

School Information

District	Boerne ISD
Elementary	Herff
Middle	Voss Middle School
High	Boerne