

\$1,182,000 - 236 Rolling View Dr, Boerne

MLS® #1745132

\$1,182,000

4 Bedroom, 4.00 Bathroom, 3,832 sqft
Residential on 6.09 Acres

River Mountain Ranch, Boerne, TX

IMPROVED PRICE!! Now listed \$50,000 UNDER APPRAISED VALUE!! This estate is a beautiful completely custom home with high end touches throughout, fully equipped guest house, 2,120 sf barn, hot tub, horse stalls, and horse pen on 6+ acres in desired River Mountain Ranch! Drive in through the southwest style gate onto your land covered with mature oak trees. The Spanish colonial/mediterranean exterior is set apart by very unique real stone imported from Mexico and a clay roof. Enter the gated courtyard and through custom built iron and glass arched front doors. Real White Oak Wood floors, high ceilings, wooden beams, arches, large windows, and a stone gas fireplace greet you in the living room. This home boasts 3 bedrooms, PLUS an upstairs loft with closets that could be a 4th bedroom or game room. The upstairs loft has a balcony with a beautiful view of the hill country. Downstairs there is a bonus room that could be used as a 5th bedroom. Additionally, there is an executive sized office with built-in wet bar. Windows in bedrooms and office have plantation shutters. The owners suite has two walk-in closets, and a completely renovated bathroom, with marble tile, quartz countertops, double vanities, separate tub, shower with double shower heads, and more. Owner's suite has doors that lead right onto the back porch to the hot tub! The large private back porch is also pre-plumbed for an outdoor kitchen and grill area. The backyard has too many features to



list them all! The rock patio with rock fireplace sits under a canopy of oak trees. The guest house is over 600 sq ft, has a full bedroom, full kitchen, real quartz counters, laundry, full bathroom, and a wrap-around porch. The guest standing seam metal roof is less than a year old. The workshop has abundant storage space with 4 automatic rollup doors including extra tall 12' wide x 14' tall pull through RV bay doors. Horse lovers, there are two covered horse stalls easily convertible into 4! Up to SIX large animals (horses, cows, etc.) are allowed in the HOA (1 large animal per acre.) Herds of axis and whitetail come to the feeder all throughout the day (photo in listing taken 8/31/2023), some hunting allowed. The neighborhood has THREE private river parks for fishing, tubing, swimming, and more! Too many features to list on this estate so come see it while it lasts!

Built in 1999

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1745132
List Price	\$1,182,000
Sale Price	\$1,152,500
Sale Date	May 9th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,832
Acres	6.09
Year Built	1999
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Ranch, Spanish
Status	Sold

Community Information

Address	236 Rolling View Dr
Subdivision	River Mountain Ranch
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Park/Playground, Lake/River Park, Controlled Access, Waterfront Access
Pool	Hot Tub

Interior

Interior	Utility Room Inside, Laundry Main Level, Walk in Closets, Two Living Area, High Ceilings, Loft, Media Room, Study/Library
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Gas Cooking, Dishwasher, Custom Cabinets, Garage Door Opener, Refrigerator, Solid Counter Tops, Smoke Alarm, Wet Bar
Heating	Central, Heat Pump
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Two
# of Stories	2
Stories	2

Exterior

Exterior	Stucco, Stone/Rock
Exterior Features	Storage Building/Shed, Mature Trees, Additional Dwelling, Covered Patio, Dog Run Kennel, Deck/Balcony, Detached Quarters, Horse Stalls/Barn, Ranch Fence, Special Yard Lighting, Workshop
Lot Description	5 - 14 Acres, Cul-de-Sac/Dead End, County Vlew, Horses Allowed, Hunting Permitted
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Curington

Middle
High

Boerne Middle N
Boerne