

# \$2,900,000 - 103 Ammann Rd, Boerne

MLS® #1766259

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## \$2,900,000

3 Bedroom, 5.00 Bathroom, 5,206 sqft  
Residential on 30.00 Acres

AMMANN, Boerne, TX

Amazing chance to own your own 30+- acre slice of Texas Hill Country Heaven! These opportunities don't arise very often so follow your heart to your new home in Boerne Texas! This stunning architectural showpiece will take your breath away and inspire visions of peace, solitude and fulfillment while only minutes away from the charm and allure of historic downtown Boerne Texas! The main house is a little over 5200 sq ft and boasts soaring ceilings, incredible natural light and thoughtful and usable living spaces. The spacious updated kitchen features quartzite countertops and Jenn-Air appliances. You will love the sparkling pool with abundant outdoor living spaces and views forever! The gorgeous detached guest house offers a full kitchen, two bedrooms and one bath and was completed in the fall of 2022 and has never been lived in. The air conditioned and insulated 2500 sq ft metal building workshop/garage boasts high ceilings with plenty of room for car or other hobby enthusiasts. The main house also features an oversized three car garage with a handy half bath! The secluded property has very light deed restrictions and currently has a Wildlife Tax Exemption in place making it the perfect escape from big city stress while still close to all of the conveniences of Boerne and San Antonio. Don't miss this incredible offering!

Built in 1996



## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1766259
List Price	\$2,900,000
Sale Price	\$2,652,950
Sale Date	June 7th, 2024
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	5,206
Acres	30.00
Year Built	1996
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary
Status	Sold

## Community Information

Address	103 Ammann Rd
Subdivision	AMMANN
City	Boerne
County	Kendall
State	TX
Zip Code	78015-4671

## Amenities

Amenities	None
Has Pool	Yes
Pool	In Ground Pool

## Interior

Interior	Separate Dining Room, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Walk in Closets, 1st Floor Lvl/No Steps, Two Living Area, High Speed Internet, Island Kitchen, Laundry Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Stove/Range, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Garage Door Opener, Central Vacuum, Double Ovens, Trash Compactor

Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two
# of Stories	1
Stories	1

### **Exterior**

Exterior	4 Sides Masonry, Stucco
Lot Description	15 Acres Plus, Secluded, Wooded
Roof	Metal, Other
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Boerne ISD
Middle	Voss Middle School
High	Champion