

\$1,199,900 - 104 Overlook, Boerne

MLS® #1770290

\$1,199,900

3 Bedroom, 3.00 Bathroom, 3,524 sqft
Residential on 8.93 Acres

CORDILLERA RANCH, Boerne, TX

Opportunity is knocking with this rare find of a home in prestigious Cordillera Ranch Country Club. "Secluded privacy and cross-valley views define this home. The offering includes two adjacent lots. The lovely home is situated on Lot 106 with adjacent Lot 107 included and available for future development. The combined acreage of the offering is 8.94 acres." This custom home boasts breathtaking views of the surrounding hill country and offers unparalleled privacy and tranquility. The meticulously designed open floor plan features a generous great room with fireplace, domed ceilings and walls of glass to enjoy the views. A welcoming entertaining bar area with wine refrigerator is convenient to serve your guests libations upon their arrival. The kitchen features high end appliances, double islands, granite counters and gas cooking. The eat in nook area provides the serenity of the views whether with your breakfast cup of coffee or while you are enjoying your dinner. For the times when you must work, you have a lovely office with crafted built in shelving, hardwood floors, great lighting and detailed ceilings. Fiber optics just makes the work even faster. A formal dining room and two bedrooms are on the main floor. The master retreat offers a private balcony to reflect and enjoy the views before stepping into the luxurious spa like bath, separate vanities and walk in closets. An elevator space has been designed into the home should you want to have an elevator to the second floor!



The outdoor spaces are equally impressive, with meticulously designed landscaping, and multiple patios for enjoying the beautiful skies. An additional zen like cactus garden provides yet another relaxing spa from which to enjoy the serenity this property has to offer. The oversized covered patio with fans and an outdoor kitchen is the perfect place to relax and entertain friends and family all while enjoying the expansive views. An added bonus is the three car garage. Lower Kendall County tax base of 1.38% and no city tax. Cordillera Ranch offers a full lifestyle of opportunities with the Ranch membership which is available to purchase from the Clubs of Cordillera Ranch. This property truly epitomizes hill country living at its finest.

Built in 2004

Essential Information

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|----------------|--------------------------|
| ListingFeed | sabor_vow_sold |
| MLS® # | 1770290 |
| List Price | \$1,199,900 |
| Sale Price | \$1,170,000 |
| Sale Date | June 24th, 2024 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 3,524 |
| Acres | 8.93 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Single Family Detached |
| Style | Two Story, Mediterranean |
| Status | Sold |

Community Information

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|---------|--------------|
| Address | 104 Overlook |
|---------|--------------|

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|-------------|------------------|
| Subdivision | CORDILLERA RANCH |
| City | Boerne |
| County | Kendall |
| State | TX |
| Zip Code | 78006 |

Amenities

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|-----------|--|
| Amenities | Pool, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, Basketball Court, Controlled Access, Golf Course, Guarded Access, Lake/River Park, Tennis |
| Parking | Attached, Oversized, Side Entry |
| Pool | None |

Interior

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|-----------------|--|
| Interior | One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Attic - Partially Finished, Attic - Storage Only, Pull Down Storage |
| Appliances | Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Pre-Wired for Security, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, 2+ Water Heater Units, Central Vacuum, Gas Grill, Private Garbage Service |
| Heating | 2 Units, Heat Pump |
| Cooling | Two Central, Heat Pump, Zoned |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | One, Living Room, Gas, Gas Logs Included |
| # of Stories | 2 |
| Stories | 2 |

Exterior

| | |
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| Exterior | 4 Sides Masonry, Stucco, Rock/Stone Veneer |
| Roof | Tile |
| Construction | Pre-Owned |
| Foundation | Slab |

School Information

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| District | Boerne ISD |
| Elementary | Herff |
| Middle | Voss Middle School |
| High | Boerne |