

\$2,667,000 - 5 Persimmon, Boerne

MLS® #1772126

\$2,667,000

5 Bedroom, 6.00 Bathroom, 6,003 sqft
Residential on 2.77 Acres

CORDILLERA RANCH, Boerne, TX

Every detail has been meticulously planned and beautifully executed in this breathtaking 5 bedroom 4 baths with two half bathroom home located inside prestigious Cordillera Ranch. From the moment you step inside, you are greeted with exquisite design, high-end finishes, and relaxing, spacious living areas. The formal dining room is more than ample in size and boasts natural light and windows to the outside. The impressive yet comfortable and gracious living room with the dramatic fireplace, beamed ceilings and wood floors provides the perfect spot for entertaining and leads out to the backyard oasis. All bedrooms are downstairs and are ensuite with the exception of one very large flex room with closet. Presently it is used as a painter's studio and has endless possibilities and can be the 5th bedroom. Only one room with half bath is on the second level and presently serves as the game/television room complete with pool table. The gourmet island kitchen is a chef's delight with high end appliances, stylish counters and the craftsmanship is evident throughout the kitchen including the display cabinets for all your glassware at the wine bar. The glassed eat in area is perfect for family times around the table all while enjoying the views to the backyard's inviting and extremely private pool areas. If you must work, the study with custom built-ins and beamed ceiling provides you the serenity of looking out to your manicured and peaceful yard. The luxurious spa like master suite with dream closets



complete with built-ins that creates your own boutique, large tub and dramatic shower and a work out room is set apart from the other bedrooms and creates your own personal zen space perfect for you to unwind. The terraced outdoor areas are the perfect venue for entertaining and enjoying family and friends and transports you to a vacation mode. A large covered patio with built in barbeque creates another living room outdoors looking out to the pool and spa and the quiet privacy. Plenty of room for dining, lazy days by the pool, sitting and taking in the lush landscaping and at night enjoy the stars. A gated fenced lot, the three car garage, the extra available on site parking are just more advantages. As is the fact you have city water and sewer, no city tax, and are close to the Guadalupe Water Park system of Cordillera Ranch. Cordillera Ranch offers a full lifestyle to its members which includes the opportunity of golf, clubhouse dining and bars, pools, tennis pickleball, fitness, walking trails, kayaking and river excursions equestrian and rod and gun opportunities. A private limousine service is also available for your convenience. This home exemplifies the best of the best. Experience the epitome of upscale living at the Ranch.

Built in 2013

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1772126
List Price	\$2,667,000
Sale Price	\$2,210,655
Sale Date	July 12th, 2024
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2

Square Footage	6,003
Acres	2.77
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Sold

Community Information

Address	5 Persimmon
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006-6153

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Basketball Court, Bike Trails, Golf Course, Guarded Access, Lake/River Park, Tennis
Parking	Attached
Has Pool	Yes
Pool	AdjoiningPool/Spa, Hot Tub, In Ground Pool, Pool is Heated

Interior

Interior	Three Living Area, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet, Laundry Main Level, Telephone, Walk in Closets, 1st Floor Lvl/No Steps, Two Eating Areas, All Bedrooms Downstairs, Attic - Partially Finished, Attic - Partially Floored, Attic - Storage Only, Secondary Bedroom Down, Skylights, Separate Dining Room
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Double Ovens, Custom Cabinets, City Garbage service, Gas Grill, Refrigerator, Security System (Owned), 2+ Water Heater Units
Heating	Central
Cooling	Three+ Central

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas, One
# of Stories	2
Stories	2

Exterior

Exterior	Brick, Stone/Rock, Stucco
Roof	Slate
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Herff
Middle	Voss Middle School
High	Boerne