

# \$1,250,000 - 103 Canyon Springs, Boerne

MLS® #1788595

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## \$1,250,000

3 Bedroom, 3.00 Bathroom, 2,859 sqft  
Residential on 3.64 Acres

CORDILLERA RANCH, Boerne, TX

Everything one could want is what this impressive, fully renovated home with expansive views on a secluded 3.64 acre lot has to offer. It is so refreshing to find a home where every detail has been addressed and the end results are absolutely so very well done and beautiful. The home has been transformed from traditional Hill Country Architecture to a much more transitional warm, inviting single level highly functional floorplan. As you arrive to the meticulously landscaped front of the home you are immediately welcomed to the dramatic great room featuring wood wall accents with shelves, a streamlined see through fireplace with decorative accent balls and are drawn to the outside canyon sweeping views. The expansive windows provide abundant natural light as well as views and generous patio areas with fireplace and contemporary railing. The dining area beckons you to sit and relax enjoying the generous space but also the commanding views. The gourmet kitchen with generous island and breakfast bar area and a features Wolfe appliances, new quartzite counters, beautiful cabinetry and so much as been done during this remodel process which includes Immaculate cul-de-sac privacy This charming home f and is move-in ready. Quiet, secluded and set back off of a picturesque cul-de-sac, the open Relaxing master suite opens to covered back patio that captures cool prevailing breezes. and fireplace neutral transitional finishes. Garage features epoxy



coated floor and storage room perfect for the golf simulator Close proximity to Clubs Village, golf course and country club amenities. Enjoy the Cordillera Ranch lifestyle with the Jack Nicklaus Signature golf course, clubhouse, 4 pools, pickle ball, tennis, walking trails, equestrian center, rod and gun club as well as the park areas and access to the Guadalupe River. Move right in as there is nothing left to do!

Built in 2010

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1788595
List Price	\$1,250,000
Sale Price	\$1,280,000
Sale Date	July 25th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,859
Acres	3.64
Year Built	2010
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Sold

### Community Information

Address	103 Canyon Springs
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### Amenities

Amenities Pool, Park/Playground, Basketball Court, Bike Trails, Clubhouse, Controlled Access, Sports Court, Golf Course, Guarded Access, Lake/River Park, Tennis, Jogging Trails, Volleyball Court, Waterfront Access

Parking Two Car Garage, Attached, Oversized, Side Entry

Pool None

### **Interior**

Interior One Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, 1st Floor Lvl/No Steps, Open Floor Plan, All Bedrooms Downstairs, Walk in Closets, Attic - Pull Down Stairs, Cable TV Available, High Ceilings, High Speed Internet, Laundry Room, Pull Down Storage

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Gas Cooking, Disposal, Dishwasher, Chandelier, Central Vacuum, Garage Door Opener, Ice Maker Connection, Microwave Oven, Private Garbage Service, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Solid Counter Tops, Security System (Owned), 2+ Water Heater Units

Heating Central, Heat Pump

Cooling Two Central

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas Logs Included, Other, Stone/Rock/Brick, Two

# of Stories 1

Stories 1

### **Exterior**

Exterior 4 Sides Masonry, Stucco, Stone/Rock

Roof Metal

Construction Pre-Owned

Foundation Slab

### **School Information**

District Boerne ISD

Elementary Herff

Middle Voss Middle School

High Boerne