

\$2,900,000 - 103 Ammann Road, Boerne

MLS® #6837968

\$2,900,000

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

A10053-SURVEY 209 P BRYAN, 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 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	abor_vow
MLS® #	6837968
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 Residence
Status	Closed

Community Information

Address	103 Ammann Road
Subdivision	A10053-SURVEY 209 P BRYAN
City	Boerne
County	Kendall
State	TX
Zip Code	78015

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Propane
Features	None
Parking	Additional Parking, Driveway, Garage, Oversized, Garage Faces Side
# of Garages	5
Garages	Garage Door Opener
View	Hills, Pool, Rural, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Marble, Wood
Appliances	Built-In Refrigerator, Dishwasher, Electric Oven, Disposal, Microwave, Propane Cooktop, Range Hood, Water Softener Owned, Stainless Steel Appliance(s), Trash Compactor

Heating	Central, Electric, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Primary Bedroom
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Many Trees, Sprinklers Automatic
Windows	Screens
Roof	Membrane, Metal
Construction	Masonry, Stucco
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Cibolo Creek
Middle	Voss
High	Samuel V Champion