

# \$699,000 - Lot 37 Riverwood, Boerne

MLS® #1690184

**\$699,000**

Bedroom, Bathroom,  
Land on 2.76 Acres

CORDILLERA RANCH, Boerne, TX

This beautiful 2.76 lot has a Master Transferable Golf Membership available for purchase. Come experience true hill country living overlooking the Guadalupe River and breathtaking views! The lot features a plethora of mature trees, panoramic views and river access. While relaxing down at the river, there is a nice fishing and swimming hole for you to enjoy - providing hours of serene leisure evenings and weekends with family and friends. Come build your dream home on the river and embrace hill country living at its finest! The property is also located within walking distance to the River Park! Don't miss your change to own river frontage in Cordillera Ranch!

## Essential Information

|          |                             |
|----------|-----------------------------|
| MLS® #   | 1690184                     |
| Price    | \$699,000                   |
| Acres    | 2.76                        |
| Type     | Land                        |
| Sub-Type | Residential Lot and Acreage |
| Status   | Active                      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | Lot 37 Riverwood |
| Area        | 2506             |
| Subdivision | CORDILLERA RANCH |
| City        | Boerne           |



|          |         |
|----------|---------|
| County   | Kendall |
| State    | TX      |
| Zip Code | 78006   |

### **Amenities**

|               |  |
|---------------|--|
| Amenities     | Basketball Court, Controlled Access, Fishing, Guarded Access, Jogging Trails, Lake/River Park, Playground/Park, Stream/River, Water Front Access |
| Utilities     | Cable TV, Electric, Telephone, Sewer System, Water System  |
| View          | Guadalupe River  |
| Is Waterfront | Yes  |

### **Exterior**

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Partial Cleared, Undeveloped, Wooded |
|-----------------|--------------------------------------|

### **School Information**

|            |               |
|------------|---------------|
| District   | Boerne        |
| Elementary | Call District |
| Middle     | Call District |
| High       | Call District |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2023 |
| Days on Market | 361            |
| Zoning         | RESIDENTIAL    |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | San Antonio Portfolio KW RE |
|----------------|-----------------------------|

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