# \$529,000 - Lot 52 Mezcaya Trl, Boerne

MLS® #1695098

### \$529,000

Bedroom, Bathroom, 236,269 sqft Land on 5.42 Acres

CORDILLERA RANCH, Boerne, TX

PREMIUM VIEW LOT 5+ ACRES. Seize this opportunity to create your own sanctuary on this stunning view lot in The Springs at Cordillera Ranch. This ready-to-build 5.424 acre canvas is one of the largest in The Springs, with breathtaking 180 degree hill country views, serene privacy, and beautiful mature oaks amidst multiple building sights. With water, sewer, electricity, and propane conveniently available at the curb, this lot is primed for you to build your custom oasis without the hassle of a well or septic system. Private gated security and the opportunity for Ranch Membership in The Clubs of Cordillera Ranch for dining, fitness, tennis, pickle-ball, swimming, kayaking, equestrian center and rod and gun club amenities. An outstanding value in a premium location for your new custom built home.

#### **Essential Information**

MLS® # 1695098

Price \$529,000

Square Footage 236,269

Acres 5.42 Type Land

Sub-Type Residential Lot and Acreage

Status Active

# **Community Information**

Address Lot 52 Mezcaya Trl







Area 2506

Subdivision CORDILLERA RANCH

City Boerne County Kendall

State TX

Zip Code 78006

#### **Amenities**

Amenities BBQ/Grill, Controlled Access, Guarded Access, Playground/Park, Street

Gutters, Volleyball Court

Utilities Cable TV, Electric, Telephone, Sewer System, Water System

#### **Exterior**

Lot Description Partial Cleared, Undeveloped

#### **School Information**

District Boerne Elementary Herff

Middle Voss Middle School

High Boerne

## **Additional Information**

Date Listed June 11th, 2023

Days on Market 876 Zoning RE

#### **Listing Details**

Listing Agent Jibs Oefinger

Listing Office Fathom Realty LLC

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