

\$2,390,000 - 147 Augusta, Boerne

MLS® #1861617

\$2,390,000

4 Bedroom, 5.00 Bathroom, 5,427 sqft

Residential on 1.12 Acres

CORDILLERA RANCH, Boerne, TX

Welcome to 147 Augusta, a breathtaking estate in the prestigious Cordillera Ranch Neighborhood. This architectural marvel offers sweeping views of the renowned Jack Nicklaus golf course, with a meticulously designed floor plan perfect for entertainment. The opulent master suite is a true sanctuary, featuring a tranquil sitting area and a private exercise room adjoining the expansive master bathroom, offering unparalleled luxury and comfort. At the core of the home is a high-end kitchen outfitted with top-tier appliances. The open floor plan effortlessly connects the kitchen to the living room, unveiling stunning long-range views of the Hill Country. This arrangement not only enhances the sense of space and connectivity but also sets the perfect scene for both casual and formal gatherings. The property includes a spacious game room with picturesque views of the sparkling pool, blending entertainment and relaxation. For those working from home, a sophisticated office provides a productive and inspiring workspace, ensuring a blend of business and pleasure. Guest accommodations are exceptional, with three additional bedrooms, each featuring its own en-suite bathroom. A flex space/second living area is also offered. The outdoor area is a sprawling haven for leisure and entertainment, with a spacious patio encircling the pool, complete with a full outdoor lounge and kitchen. 147 Augusta epitomizes upscale living, combining style, comfort, and



functionality to offer a lifestyle unmatched by any other. Experience this extraordinary property where every corner is designed to elevate everyday living.

Built in 2008

Essential Information

MLS® #	1861617
Price	\$2,390,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,427
Acres	1.12
Year Built	2008
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	147 Augusta
Area	2506
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006-6152

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Controlled Access, Golf Course, Guarded Access, Lake/River Park, Tennis
Parking	Side Entry, Attached, Golf Cart, Oversized
Has Pool	Yes
Pool	AdjoiningPool/Spa, In Ground Pool, Pool is Heated, Pools Sweep

Interior

Interior	Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets, Two Eating Areas, Two Living Area, High Speed Internet
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Pre-Wired for Security, Chandelier, Central Vacuum, Custom Cabinets, Double Ovens, Garage Door Opener, Gas Water Heater, Ice Maker Connection, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Solid Counter Tops, Security System (Owned), Wet Bar
Heating	Heat Pump
Cooling	Three+ Central, Zoned
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, 4 Sides Masonry, Stucco
Exterior Features	Covered Patio, Sprinkler System, Bar-B-Que Pit/Grill, Double Pane Windows, Outdoor Kitchen, Patio Slab, Mature Trees
Lot Description	1 - 2 Acres, County Vlew, On Golf Course
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	April 22nd, 2025
Days on Market	197
HOA Fees	2700.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Tamara Strait
Listing Office	San Antonio Portfolio KW RE

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 5th, 2025 at 10:51am CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.