

\$2,650,000 - 111 Cordillera Springs, Boerne

MLS® #1871353

\$2,650,000

5 Bedroom, 5.00 Bathroom, 4,501 sqft

Residential on 2.55 Acres

CORDILLERA RANCH, Boerne, TX

Welcome to your private oasis nestled on 2.55 acres in the prestigious Springs at Cordillera Ranch. This exquisite 5-bedroom, 4.5-bathroom Garner custom home seamlessly blends luxury, comfort, and Hill Country charm. Step inside and be greeted by an inviting open floor plan, high ceilings, and expansive windows that flood the home with natural light. To the left of the entryway, a versatile sitting room awaits-ideal as a home office or cozy reading nook. At the heart of the home lies a glass-enclosed wine room, setting the tone for effortless entertaining. The spacious living room features a stunning stone gas fireplace, perfect for gathering with friends and family. Adjacent, the elegant dining area boasts a custom built-in bar complete with cabinetry, a wine fridge, and beverage fridge. The island kitchen is a chef's dream, offering ample cabinetry, a Sub-Zero refrigerator, double ovens, and gas cooking. Just behind, a butler's pantry provides additional storage and space for a secondary refrigerator. Retreat to the oversized primary suite with a private sitting area, spa-like bathroom with dual vanities, a garden tub, glass walk-in shower, and a large walk-in closet. A second bedroom on the main floor also features its own en-suite bath-ideal for guests or multi-generational living. Upstairs, enjoy a spacious game room and three additional bedrooms, served by two full bathrooms, offering comfort and privacy for everyone. Step outside to your resort-style backyard, where you'll find a fully equipped



outdoor kitchen with island seating, plenty of space for entertaining, a sparkling pool with water features, and an oversized hot tub. A stone gas fireplace with surrounding seating makes this the ultimate gathering spot, all framed by breathtaking Hill Country views. Additional amenities include a large laundry room, mud room off the 4-car garage, and the serenity of a private-feeling lot in a gated, highly desirable community.

Built in 2020

Essential Information

MLS® #	1871353
Price	\$2,650,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,501
Acres	2.55
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary, Texas Hill Country
Status	Active

Community Information

Address	111 Cordillera Springs
Area	2506
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Sports Court, Bike Trails, Guarded Access
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Parking	Attached, Side Entry
Has Pool	Yes
Pool	Hot Tub, In Ground Pool, Pool is Heated, Pools Sweep

Interior

Interior	Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Study/Library, Game Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Three Living Area
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Gas Water Heater, Plumb for Water Softener, Solid Counter Tops, Private Garbage Service, Custom Cabinets, Double Ovens, Water Softener (owned), 2+ Water Heater Units
Heating	Central, 2 Units
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Gas Logs Included, Gas, Gas Starter, Stone/Rock/Brick
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Bar-B-Que Pit/Grill, Gas Grill, Outdoor Kitchen, Patio Slab
Lot Description	2 - 5 Acres, Bluff View, Mature Trees (ext feat)
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Voss Middle School
High	Boerne

Additional Information

Date Listed	May 30th, 2025
Days on Market	119
HOA Fees	2700.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kevin Best
Listing Office	San Antonio Portfolio KW RE

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