

\$1,350,000 - 129 Park Ridge, Boerne

MLS® #1874131

\$1,350,000

4 Bedroom, 4.00 Bathroom, 4,360 sqft

Residential on 4.40 Acres

CORDILLERA RANCH, Boerne, TX

Nestled on 4.4 picturesque acres, this custom Hill Country style estate offers sweeping views and a lush pasture ideal for horses. A winding driveway leads to a circular drive and unveils a serene, park-like setting. Designed with the entertainer in mind, the expansive interior showcases stunning views and offers a seamless blend of formal and informal living spaces. The welcoming foyer features a soaring two story ceiling and opens to a spacious family room with immediate views of the peaceful backyard. Walls of windows and lofty ceilings fill the interior with natural light, while a dramatic two story stone fireplace with gas logs serves as the heart of the home. The gourmet kitchen is appointed with an oversized island, stainless steel appliances, double ovens, an abundance of custom cabinetry, extensive counter space, a breakfast bar and a walk-in pantry with floor to ceiling shelving. Adjacent to the kitchen, the sunny breakfast nook offers tranquil property views and convenient outdoor access. A private retreat, the split owner's wing features a spacious suite with room for a cozy sitting area overlooking the grounds. The bath includes dual vanities, a makeup station, tub and a walk-in shower. A dedicated study with ample storage completes the main level. Upstairs, discover a secondary owner's suite, two additional bedrooms, a relaxed sitting area, and a grand game room with double-door entry and hardwood flooring, perfect for family fun or entertaining guests. Outdoors, enjoy



year round al fresco living on the multi-tiered decks, ideal for dining, lounging, or simply soaking in the serene surroundings. Expansive lawns and a basketball court provide ample space for recreation and play. Equestrian enthusiasts will appreciate the generous acreage and nearby nature trails. A large walk-in storage room is ideal for lawn equipment, gardening tools, or horse gear. Perfectly situated near the main guarded entrance and clubhouse, this property offers a opportunity to experience Hill Country living at its finest.

Built in 1999

Essential Information

MLS® #	1874131
Price	\$1,350,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,360
Acres	4.40
Year Built	1999
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	129 Park Ridge
Area	2506
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Waterfront Access, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill, Lake/River Park, Guarded Access
Parking	Attached, Side Entry, Oversized
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Loft, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, High Speed Internet, Laundry Main Level, Walk in Closets, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Central Vacuum, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Garage Door Opener, Smooth Cooktop, Down Draft, Solid Counter Tops, Double Ovens, Custom Cabinets, Private Garbage Service
Heating	Heat Pump
Cooling	Three+ Central, Heat Pump, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room, Wood Burning, Stone/Rock/Brick
# of Stories	2.0
Stories	2

Exterior

Exterior	Wood, Stucco
Exterior Features	Patio Slab, Deck/Balcony, Partial Fence, Double Pane Windows, Has Gutters, Mature Trees, Wire Fence, Cross Fenced, Ranch Fence
Lot Description	County Vlew, Horses Allowed, 2 - 5 Acres, Partially Wooded, Gently Rolling
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	June 27th, 2025
Days on Market	131
HOA Fees	2700.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Patricia Nelson
Listing Office	San Antonio Portfolio KW RE

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