

\$1,049,000 - 203 Horseshoe Bend, Boerne

MLS® #1897723

\$1,049,000

4 Bedroom, 4.00 Bathroom, 3,267 sqft

Residential on 4.05 Acres

CORDILLERA RANCH, Boerne, TX

Tucked away on 4 private acres in the desirable Cordillera Ranch community, this inviting 4-bedroom, 4-bathroom home offers space, comfort, and scenic Hill Country views from its elevated setting. A wide front porch welcomes you with relaxing views of the surrounding trees and countryside, a perfect spot for your morning coffee or evening unwind. Inside, you'll find an open floor plan that makes everyday living and entertaining easy. The island kitchen features granite countertops, generous cabinetry, a walk-in pantry, and a large sink overlooking the backyard and pool. A breakfast area sits just off the kitchen, and the space flows into the main living room, where you'll find a cozy bar nook with wine fridge, and a floor-to-ceiling stone wood-burning fireplace. Doors open to the front porch, blending indoor and outdoor living. A separate dining room provides additional space for gatherings and special occasions. The primary suite is bright and spacious, with large windows that let in plenty of natural light. The primary bathroom offers a double vanity, a roll-in shower with a fold-down bench and hand-held shower head, soaking tub, and a walk-in closet with ample built-in drawers and shelves. Downstairs also includes two secondary bedrooms, two full bathrooms, and two office spaces with one office including a closet, making it a great option for a fifth bedroom. Upstairs, you'll find a game room, the fourth bedroom, and another full bathroom, offering flexibility for guests, hobbies, or extra



living space. Out back, enjoy a covered patio, outdoor kitchen with gas grill, a stone fire pit, and a pool and hot tub, all surrounded by trees and open skies, giving you a peaceful place to relax or entertain. Additional features include a 3-car garage, laundry room, and an additional utility room with a shop sink. This home has plenty of room to make this property your own. If you're looking for privacy, space, and beautiful country surroundings, this home in Cordillera Ranch is a must-see.

Built in 2004

Essential Information

MLS® #	1897723
Price	\$1,049,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,267
Acres	4.05
Year Built	2004
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Active

Community Information

Address	203 Horseshoe Bend
Area	2506
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Pool, Park/Playground, Jogging Trails, BBQ/Grill, Guarded Access
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Has Pool	Yes
Pool	In Ground Pool, AdjoiningPool/Spa, Pool is Heated, Pools Sweep

Interior

Interior	Two Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Floored, Attic - Radiant Barrier Decking
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Gas Grill, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Vent Fan, Smoke Alarm, Gas Water Heater, Garage Door Opener, Down Draft, Solid Counter Tops, Double Ovens, Custom Cabinets, Propane Water Heater, Private Garbage Service
Heating	Central, Heat Pump, 2 Units
Cooling	One Central, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning, Gas Starter, Stone/Rock/Brick
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Sprinkler System, Double Pane Windows, Mature Trees, Wire Fence, Outdoor Kitchen, Ranch Fence
Lot Description	County Vlew, 2 - 5 Acres, Secluded, Sloping
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Middle	Voss Middle School
High	Boerne

Additional Information

Date Listed	September 3rd, 2025
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Days on Market	61
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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