

\$6,950 - 44 Oakland, Boerne

MLS® #1897925

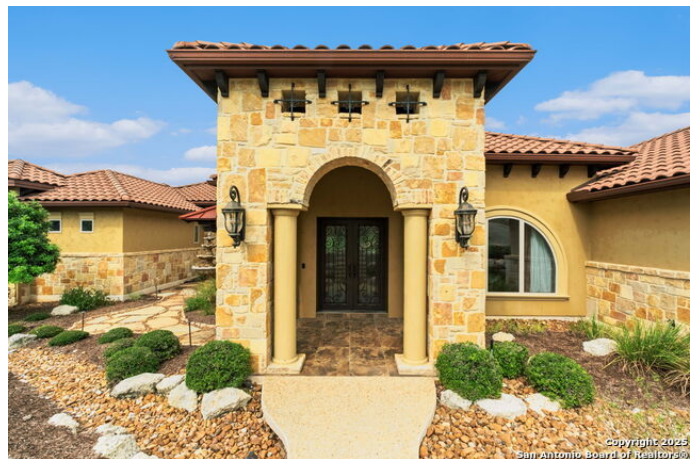
\$6,950

4 Bedroom, 4.00 Bathroom, 5,280 sqft

Rental on 1.05 Acres

CORDILLERA RANCH, Boerne, TX

Available in October 2025! Also FOR SALE - MLS#1868013. Membership in The Clubs at Cordillera Ranch is NOT included in this rental property. Contact Brianna Botine at Cordillera Ranch for club membership information. Home backs to fairway on hole #5. Experience Cordillera Ranch Clubs Village living in this stunning golf course frontage home where your golf cart gets you to all the amenities from pickle ball, tennis, gym access, restaurants - and of course - GOLF access in your backyard. Outdoor living includes putting green, two living spaces, fireplace, TV, water features, mature oaks, fire pit, and outdoor kitchen. Impeccably decorated/furnished home with finest flooring and ceiling treatments. Also includes a temperature controlled wine room. Downstairs spare bedroom doubles as a media room setup for a full cinema experience. Large gourmet kitchen with easy access to all the living areas inside and out. Giant master retreat and huge closet! Storage space finished out in attic. Why no pool? Once you see the amazing trees, it would break your heart to cut those down for a pool - but there is space for one. Owner has made many improvements to the home. All of the furniture and appointments are negotiable. Pets negotiable. Security deposit required. Approved animal fees range from \$40 to \$100 per month depending on PetScreener animal score. Guidance on emotional support animals, service animals, or large breed animals are found in the screening criteria



document. Present the Screening Criteria document posted on the MLS to your Client. Send Clients to website to apply. Schedule a showing today!

Built in 2006

Essential Information

MLS® #	1897925
Price	\$6,950
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,280
Acres	1.05
Year Built	2006
Type	Rental
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Active

Community Information

Address	44 Oakland
Area	2506
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Clubhouse, Pool, Exercise Room, Jogging Trail, Playground, BBQ/Picnic, Tennis Court, Near Shopping, Sports Court, Bike Trails, Lake/River Park, Bridle Path, Golf, Sauna
Parking	Attached, Side Entry, Golf Cart
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, Utility Area in Garage, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Gas Grill
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
Fireplaces	Living Room, Gas Starter, Gas Logs Included, Other, Two

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Gas Grill, Deck/Balcony, Sprinkler System, Double Pane Windows, Mature Trees, Outdoor Kitchen, Special Yard Lighting
Lot Description	County View, Over 1 - 2 Acres, On Golf Course
Roof	Tile
Foundation	Slab

School Information

District	Boerne
Elementary	Call District
Middle	Boerne Middle N
High	Champion

Additional Information

Date Listed	September 3rd, 2025
Days on Market	55

Listing Details

Listing Agent	Brad Larsen
Listing Office	SaleWerx San Antonio

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