

\$2,399,900 - 7 Granadilla, Boerne

MLS® #1898016

\$2,399,900

4 Bedroom, 5.00 Bathroom, 5,898 sqft

Residential on 2.78 Acres

CORDILLERA RANCH, Boerne, TX

Nestled within the prestigious Cordillera Ranch community, this magnificent 4-bedroom, 4.5-bathroom residence at 7 Granadilla exemplifies sophisticated living at its finest. Spanning an impressive 5,898 square feet, this newly listed home showcases extraordinary architectural details and premium finishes throughout its thoughtfully designed spaces. The heart of this remarkable home features a gourmet kitchen adorned with a substantial island and generous sitting bar area, complemented by a butler's pantry for seamless entertaining. The eat in nook area invites you to look out at the serene views to the pool, patios and legacy oak trees through seamless glass. The formal dining room presents wrought iron accented doors leading to an elegant wine enclave, creating an atmosphere perfect for memorable gatherings. The generous and dramatic living room invites conversations by the soaring fireplace. Large enough to entertain many family members and guests but yet comfortable enough to curl up and enjoy just relaxing. A large office commands attention with meticulously crafted built-ins and distinctive wood accented ceilings, providing an inspiring workspace for discerning professionals. The spacious primary bedroom retreat offers luxurious accommodations with an opulent bathroom and an additional workout room for ultimate convenience. An ensuite guest bedroom positioned on the main level ensures comfort



and privacy for visitors, while the upper level houses two additional bedrooms and bathrooms alongside an expansive living area featuring a bar space ideal for multi-generational entertainment. The exterior grounds transform into a private backyard oasis featuring multiple patio areas, a fireplace sitting area, sparkling pool, and outdoor kitchen beneath magnificent oak trees that provide natural privacy, cooling shade, and serene ambiance. The oversized four-car garage offers abundant storage and parking solutions. This gated and fenced property provides dual entry gates for convenient access while maintaining security and exclusivity. The home's location offers close proximity to the Farm to Market Road 3351 gate and swift access to Cordillera Ranch's pristine park and river areas. Residents enjoy unparalleled community amenities including an elegant clubhouse, restaurants, tennis and pickleball courts, comprehensive fitness center, shooting and archery facilities, equestrian center, and scenic nature trails for peaceful walks. Every element of this sophisticated and dramatic residence reflects meticulous attention to detail, with tremendous storage throughout ensuring practical luxury living. The property represents an extraordinary opportunity to experience the refined lifestyle that Cordillera Ranch provides, combining natural beauty with world-class amenities in one of Texas Hill Country's most coveted communities.

Built in 2008

Essential Information

MLS® #	1898016
Price	\$2,399,900
Bedrooms	4
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	5,898
Acres	2.78
Year Built	2008
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	7 Granadilla
Area	2506
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Pool, Tennis, Golf Course, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, Lake/River Park, Guarded Access
Parking	Attached, Side Entry, Oversized
Has Pool	Yes
Pool	In Ground Pool, Adjoining Pool/Spa

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Solid Counter Tops, Double Ovens, Custom Cabinets
Heating	Zoned, 3+ Units
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	3

Fireplaces	Three+, Living Room, Master Bedroom, Gas Logs Included, Other
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Voss Middle School
High	Boerne

Additional Information

Date Listed	September 4th, 2025
Days on Market	60
HOA Fees	2700.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Carey Yeager
Listing Office	CR Realty, LLC

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