

\$978,000 - 202 Park Ridge, Boerne

MLS® #1908512

\$978,000

3 Bedroom, 2.00 Bathroom, 2,400 sqft

Residential on 5.14 Acres

CORDILLERA RANCH, Boerne, TX

This exquisitely renovated single-story home is nestled on 5.14 acres with beautiful century old oaks! A charming meandering walkway leads to the front entrance, where custom exterior shutters elevate the home's curb appeal. Every inch of this transitional residence has been thoughtfully designed with impeccable attention to detail, featuring high ceilings, clean lines, and contemporary finishes throughout. Newly appointed finishes include wide-plank light hardwood flooring, designer lighting, decorative chandeliers, and custom hardware. Every aspect of the home has been meticulously upgraded, from the plumbing, including provisions for a water softener, to the soft-close custom cabinetry. The welcoming foyer, with its striking iron and glass pivot door, ushers you into the heart of the home. The great room features a soaring vaulted ceiling, anchored by a designer chandelier and a floor-to-ceiling stone fireplace that serves as the room's centerpiece. Flowing seamlessly from the living area is the dining space, which connects effortlessly to the chef-inspired island kitchen. This open concept layout enhances both functionality and style, creating an inviting atmosphere perfect for both entertaining and everyday living. The gourmet kitchen features quartzite countertops and top of the line Thermador appliances, including a 5-burner gas cooktop, built-in oven, microwave, and dishwasher. A convenient breakfast bar, a spacious pantry, and sliding windows opening to the screened-in patio



making it ideal for both cooking and hosting. The primary suite is a private sanctuary designed for ultimate relaxation. A stepped ceiling adds an architectural touch, while the cozy window seat overlooks the beautifully landscaped backyard. With direct access to a private covered patio and an enclosed side yard, the space offers a serene retreat at the end of a busy day. The spa-like bath is equally luxurious, featuring a dual sink vanity with quartzite countertops in striking black and gray tones. The expansive walk-in shower is a true masterpiece, with dual seamless glass doors, dual rainfall showerheads, and a handheld extension for a truly indulgent experience. The home also includes two additional bedrooms, one of which could serve as a private study, as well as a utility room equipped with a sink and space for a refrigerator. The tranquil backyard is a paradise for outdoor living, offering a wraparound screened patio with a floor-to-ceiling stone fireplace and versatile spaces for lounging, dining, or playing games with family and friends. Overlooking the park-like grounds, the patio creates a seamless connection to nature, with mature trees and shaded canopies that provide a peaceful ambiance. A charming original ranch stone water trough and decorative windmill add rustic appeal to the landscape, while the expansive lawns are perfect for both leisure and play. This stunning property has been thoughtfully and tastefully reimagined, offering an ideal blend of modern sophistication and natural beauty. Conveniently located near the main entrance and clubs area, it offers the perfect opportunity to experience the serene luxury of Hill Country living.

Built in 1999

Essential Information

MLS® #

1908512

Price	\$978,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,400
Acres	5.14
Year Built	1999
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	202 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	Two Car Garage, Attached, Side Entry
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, All Bedrooms Downstairs
Appliances	Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Solid Counter Tops, Custom Cabinets, Private Garbage Service
Heating	Central, 1 Unit
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Two, Family Room, Wood Burning, Stone/Rock/Brick, Other
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Partial Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Ranch Fence
Lot Description	Corner, County Vlew, Horses Allowed, 5 - 14 Acres, Mature Trees (ext feat), Level
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	September 17th, 2025
Days on Market	41
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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