

\$2,449,000 - 8 Winged Foot, Boerne

MLS® #1909406

\$2,449,000

5 Bedroom, 7.00 Bathroom, 5,207 sqft

Residential on 2.69 Acres

CORDILLERA RANCH, Boerne, TX

Discover exceptional single-level living on two coveted lots which totals 2.79 acres within the prestigious Cordillera Ranch Country Club. This extraordinary residence showcases 5,206 square feet of thoughtfully designed space, featuring five ensuite bedrooms, 5 bathrooms and two half bathrooms in a private gated enclave that epitomizes refined Hill Country lifestyle. In addition the layout of the home includes living room, dining room, an area off the kitchen that could serve as a "den" to relax and chat while others are cooking or it can be used as an eat in area for the kitchen, Game room, office, Laundry room, 3 car garage with additional storage and a stand alone garden house. The home's open floor plan creates a seamless flow throughout, enhanced by abundant natural light that illuminates every room. At the heart of the residence lies a gourmet kitchen centered around a spacious island, perfectly suited for culinary enthusiasts and casual dining alike. The dramatic living room fireplace serves as a stunning focal point, while exceptional storage solutions throughout the home ensure organized living without compromise. Each bedroom functions as a private retreat with ensuite bathroom accommodations. Two ensuite bedrooms connect to an additional living area or game room, creating perfect spaces for guests or children's recreational activities. The primary bedroom extends to a tranquil Zen-like patio, offering a serene escape for morning coffee or evening



relaxation. The outdoor living experience proves equally impressive with a huge patio and dedicated barbecue area designed for entertaining family and friends. The private, fenced yard provides security and seclusion, while the serene location ensures peaceful living. This rare opportunity presents hard-to-find dual lots in the coveted Clubs area, just a short golf cart ride from world-class amenities and recreational facilities. The private gated community enhances security while maintaining the exclusive atmosphere that defines Cordillera Ranch living. Quality construction throughout reflects attention to detail and lasting value. The single-level design eliminates stairs, creating accessible living for all ages and designed to be ADA compliant while maintaining architectural elegance. Natural materials and finishes complement the surrounding Hill Country landscape, creating harmony between indoor and outdoor environments. A spacious private office with built ins and ceiling details provides the opportunity to work from home when needed. For the garden enthusiast a stand alone garden house and fenced raised beds are ready for vegetables, herbs and flowers to be enjoyed. The property's location within Boerne provides access to charming downtown attractions, excellent schools, and convenient highway access, while preserving the peaceful retreat atmosphere. This exceptional residence represents more than a home - it offers a lifestyle of luxury, privacy, and convenience . Experience the perfect blend of sophistication and comfort in this remarkable Cordillera Ranch estate.

Built in 2016

Essential Information

MLS® #

1909406

Price	\$2,449,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	5,207
Acres	2.69
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	8 Winged Foot
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
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, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Security System (Owned), Double Ovens, Custom Cabinets
Heating	Zoned, 2 Units
Cooling	Two Central

Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Stone/Rock/Brick
# of Stories	1.0
Stories	1

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 21st, 2025
Days on Market	41
HOA Fees	2700.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Carey Yeager
Listing Office	CR Realty, LLC

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