

\$950,000 - 114 Windview, Boerne

MLS® #1918080

\$950,000

3 Bedroom, 3.00 Bathroom, 2,775 sqft

Residential on 10.00 Acres

RIVER MOUNTAIN RANCH, Boerne, TX

"Comfort of the country with the convenience of the city" 114 Windview Dr, a custom home on 5 beautiful acres situated on a desirable corner lot in the prestigious River Mountain Ranch community-just minutes from downtown Boerne. The owners are also willing to sell the adjacent 5 acres for an additional price . The corner location enhances both privacy and accessibility, offering multiple entry points and excellent land use while preserving peaceful Hill Country seclusion. This single-story, 3-bedroom, 2-bath custom home was built with exceptional care and craftsmanship. Inside, enjoy soaring ceilings, 8-foot doors, hickory-scraped hardwood floors, and a bright, open layout. The primary suite features two large master closets, while the private study provides a quiet workspace with tranquil rolling-hill views. Relax outdoors on the spacious covered patio, surrounded by nature and complete privacy. The property includes a 2-car oversized attached garage plus a detached garage/workshop with a full bathroom-easily convertible into a guest house, studio, or second residence. The primary home includes a water softener and private water well, ensuring safe, clean water with no water bill-ideal for self-sufficient living. Designed as the seller's forever home, it features extra insulation, quality materials, and meticulous attention to detail throughout. Adding to its uniqueness, the land includes an unexplored natural cave and total privacy on all sides. Residents of River Mountain Ranch



enjoy three private Guadalupe River parks with exclusive access for swimming, kayaking, and relaxing in nature. A rare opportunity to own a true custom, one-level home on 10 acres, offering elegance, efficiency, and the freedom of country living just minutes from Boerne's Main Street. Key Features - Private Cave - 10 Acres on Private Corner Lot - One Story, High Ceilings, Open Floor Plan. - Water Well, Propane Tank, Self Sufficient. - 3 Private Parks and River Access. - WorkShop, Extra Large Garage, Extra Detached Garage with Full Bath - 2 Primary Closets

Built in 2007

Essential Information

MLS® #	1918080
Price	\$950,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,775
Acres	10.00
Year Built	2007
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Traditional
Status	New

Community Information

Address	114 Windview
Area	2506
Subdivision	RIVER MOUNTAIN RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Waterfront Access, Park/Playground, Jogging Trails, Bike Trails, BBQ/Grill, Fishing Pier, Other - See Remarks
Parking	Oversized
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Shop, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, 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, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Pre-Wired for Security, Gas Water Heater
Heating	Central, Heat Pump
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Deck/Balcony, Privacy Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Mature Trees, Workshop
Lot Description	Corner, On Greenbelt, Bluff View, County Vlew, 5 - 14 Acres, Hunting Permitted, Partially Wooded, Wooded, Mature Trees (ext feat), Level, Water Access, Other Water Access - See Remarks
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Curington
Middle	Boerne Middle N

High Boerne

Additional Information

Date Listed	October 24th, 2025
Days on Market	4
HOA Fees	275.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Charles Acosta
Listing Office	RE/MAX Preferred, REALTORS

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