

# \$475,000 - 105 Rio Cordillera, Boerne

MLS® #1662557

## \$475,000

Bedroom, Bathroom,  
Land on 3.96 Acres

### CORDILLERA RANCH, Boerne, TX

One of the larger acreage tracts on central water and sewer. Just under 4 acres with multiple building sites and no building timeframe. One this side of Cordillera, the county property rate is just 1.5713%. Great backyard orientation to the South to pick up the year round prevailing breezes. Original seller has spent 8,000 on cedar work to clean up the lot. Horses allowed, excellent opportunity for a nice, flat piece of real estate in one of the most prestigious neighborhoods in the area.

### Essential Information

MLS® #	1662557
Price	\$475,000
Acres	3.96
Type	Land
Sub-Type	Residential Lot
Status	Active

### Community Information

Address	105 Rio Cordillera
Area	2506
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006



## Amenities

Amenities	Clubhouse, Playground/Park, Neighborhood Pool, Golf Course, Controlled Access, BBQ/Grill, Basketball Court, Bike Trails, Bridle Path, Jogging Trails, Tennis Courts, Volleyball Court
Utilities	Water System, Electric, Telephone, Cable TV, Sewer System
Has Pool	Yes

## Exterior

Lot Description	Partial Cleared
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## School Information

District	Boerne
Elementary	Call District
Middle	Call District
High	Call District

## Additional Information

Date Listed	January 23rd, 2023
Days on Market	476
Zoning	RES

## Listing Details

Listing Office	Homelister, Inc.
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