

\$2,250,000 - 197 Augusta, Boerne

MLS® #1677768

\$2,250,000

3 Bedroom, 4.00 Bathroom, 4,605 sqft
Residential on 1.08 Acres

CORDILLERA RANCH, Boerne, TX

Luxury Living on the 15th Fairway- Christofilis custom with courtyard entry invites you into a dramatic groin vaulted ceiling entry overlooking the pool and fairway. Exquisite finishes accent this home with private ensuite bedrooms, fireplace and built-ins in the study. Gorgeous barrel ceiling dining adjoins wine room and entertaining bar. Incredible kitchen with SubZero beverage drawers, 3 ovens, warming drawer, two dishwashers, refrigerator, Wolf 6 burner range with griddle and pot filler plus Miele cappuccino maker complete with butlers staging area and pantry. Kitchen opens to beamed ceiling living with fireplace, stacked rock wall and patio access. Private owners retreat provides a true spa bath experience. His/her vanities, double slipper tub and a fabulous shower that offers some amazing Hill Country views. Outdoor covered living is complete with fireplace and outdoor kitchen. Enjoy the pebble finished pool or spa and the fire pit area. Access the golf course from your back fence. Master Full Golf Membership Available through the Clubs at Cordillera.

Built in 2013

Essential Information

MLS® #	1677768
Price	\$2,250,000
Bedrooms	3
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	4,605
Acres	1.08
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	197 Augusta
Area	2506
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006-6152

Amenities

Amenities	Bridle Path, Clubhouse, Controlled Access, Golf Course, Guarded Access, Pool, Tennis
Parking	Oversized, Side Entry
Has Pool	Yes
Pool	Adjoining Pool/Spa, Fenced Pool, In Ground Pool

Interior

Interior	1st Floor Lvl/No Steps, Two Eating Areas, Breakfast Bar, High Ceilings, High Speed Internet, Island Kitchen, Open Floor Plan, Secondary Bedroom Down, Separate Dining Room, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Chandelier, Ceiling Fans, Custom Cabinets, Double Ovens, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Ice Maker Connection, Refrigerator, Solid Counter Tops, Smoke Alarm, Security System (Owned), Wet Bar, Washer Connection
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Three+, Living Room, Master Bedroom, Stone/Rock/Brick

# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Covered Patio, Other - See Remarks, Outdoor Kitchen, Patio Slab, Ranch Fence, Special Yard Lighting, Sprinkler System, Mature Trees, Wire Fence
Lot Description	1/2-1 Acre, 1 - 2 Acres, On Golf Course, Mature Trees (ext feat)
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Voss Middle School
High	Boerne

Additional Information

Date Listed	April 5th, 2023
Days on Market	403
HOA Fees	2400.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	San Antonio Portfolio KW RE
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