

\$1,400,000 - 11214 Anaqua Springs, Boerne

MLS® #1776305

\$1,400,000

5 Bedroom, 5.00 Bathroom, 5,065 sqft
Residential on 2.12 Acres

Anaqua Springs Ranch, Boerne, TX

Prime Location- 2.12 acre meticulous property in the exclusive Anaqua Springs Ranch! Close to La Cantera, the Rim, HEB, the Rock at La Cantera, top schools, the medical center, hiking, golf, and more! Backyard oasis great for entertaining which includes privacy and a Keith Zars pool and spa! Boasting 5 bedrooms/ 4 1/2 bathrooms, a private study, game room, & a 3 car garage, every aspect of the home is thoughtfully curated to cater to both comfort and sophistication. From the grand foyer to the inviting living spaces, each room exudes an atmosphere of elegance and warmth. Fast speeds of fiber optic cable allow for working at home and access to the San Antonio airport for travel. The gourmet kitchen is a culinary enthusiast's dream, featuring top-of-the-line Viking appliances, large walk in pantry, gas cooking, double ovens, custom cabinetry, and ample space for entertaining. Adjacent to the kitchen, the spacious dining area offers views of the surrounding landscape, creating the perfect backdrop for intimate gatherings or lively dinner parties. Retreat to the luxurious master suite, where tranquility awaits! Includes a spa-like ensuite bathroom with a huge shower, separate garden tub, and expansive dual walk-in closets, the master suite is a sanctuary of relaxation and rejuvenation. Outdoor living is truly embraced at 11214 Anaqua Springs, with a plethora of amenities designed to enhance the Texas lifestyle. Whether lounging by the sparkling pool and spa hosting alfresco



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gatherings in the sprawling courtyard, or exploring the picturesque grounds, every moment spent outdoors is infused with a sense of serenity and natural beauty. In addition to its stunning aesthetics, the property offers a host of practical features and amenities designed to elevate everyday living. From the professionally landscaped grounds to the exceptional privacy, no detail has been overlooked in creating a residence that is as functional as it is exquisite. 11214 Anaqua Springs presents a rare opportunity to experience luxury living amidst the breathtaking beauty of the Texas Hill Country. With its unparalleled blend of elegance, comfort, and natural splendor, this a remarkable property!

Built in 2006

Essential Information

MLS® #	1776305
Price	\$1,400,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,065
Acres	2.12
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	11214 Anaqua Springs
Area	1004
Subdivision	Anaqua Springs Ranch
City	Boerne

County Bexar
State TX
Zip Code 78006-8493

Amenities

Amenities Controlled Access, Sports Court, Guarded Access, Park/Playground
Parking Attached, Side Entry
Has Pool Yes
Pool Hot Tub, In Ground Pool, Pool is Heated

Interior

Interior Two Living Area, Walk-In Pantry, Utility Room Inside, High Ceilings, High Speed Internet, Laundry Main Level, Walk in Closets, Attic - Partially Floored, Cable TV Available, Game Room, Island Kitchen, Secondary Bedroom Down, Separate Dining Room, Study/Library
Appliances Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Gas Cooking, Dishwasher, Chandelier, Cook Top, Central Vacuum, Double Ovens, Disposal, Dryer, Electric Water Heater, Garage Door Opener, Ice Maker Connection, Microwave Oven, Private Garbage Service, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Security System (Owned), 2+ Water Heater Units, Washer
Heating Central
Cooling Three+ Central, Zoned
Fireplace Yes
of Fireplaces 1
Fireplaces Family Room, Gas Starter, One
of Stories 2.0
Stories 2

Exterior

Exterior Stone/Rock, 4 Sides Masonry, Stucco
Exterior Features Covered Patio, Mature Trees, Double Pane Windows, Deck/Balcony, Has Gutters, Sprinkler System, Wrought Iron Fence
Lot Description Mature Trees (ext feat), Level, 2 - 5 Acres
Roof Tile
Construction Pre-Owned
Foundation Slab

School Information

District Northside

Elementary	Sara B McAndrew
Middle	Rawlinson
High	Clark

Additional Information

Date Listed	May 17th, 2024
Days on Market	235
HOA Fees	2815.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Phyllis Browning Company
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