

\$299,000 - 96 Monterey Trl, Boerne

MLS® #1782851

\$299,000

Bedroom, Bathroom,
Land on 2.71 Acres

CORDILLERA RANCH, Boerne, TX

Want resort-like living in the newest and most prestigious neighborhood of Cordillera Ranch? Welcome to 96 Monterey Trail inside The Springs of Cordillera Ranch. Water, sewer, electric, natural gas... it is already here and ready for your dream home! No timeline to build! 2,500 sqft minimum! Mature trees, front views, cleared, ready to build on, and is located perfectly within The Springs neighborhood, providing easy access to FM-3351 which takes you directly to HWY 46. The Springs of Cordillera Ranch is the newest addition to Cordillera. The Springs is guarded and offers panoramic hill country views, the spring fed panther creek, nature trails throughout, and a sports park which includes a basketball court, a soccer field, and a baseball field. The Springs also includes central and underground utilities which includes fiber optic internet, perfect for your home office. Welcome home to 96 Monterey Trail, located in Cordillera Springs. Where life is better out here.



Essential Information

MLS® #	1782851
Price	\$299,000
Acres	2.71
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	96 Monterey Trl
Area	2503
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Clubhouse, Tennis Courts, Playground/Park, Golf Course, Controlled Access, Pond/Tank, Stream/River, Jogging Trails, Basketball Court, Guarded Access, BBQ/Grill, Bike Trails, Bridle Path, Seasonal Creek, Lake, Lake/River Park, Pool
Utilities	Water System, Electric, Telephone, Sewer System, Cable TV

Exterior

Lot Description	Partial Cleared, Irregular
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School Information

District	Boerne
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	June 10th, 2024
Days on Market	64
Zoning	RESIDENTIAL

Listing Details

Listing Office	San Antonio Portfolio KW RE
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