

\$3,000,000 - 11453 Cat Springs, Boerne

MLS® #1853034

\$3,000,000

4 Bedroom, 5.00 Bathroom, 5,116 sqft
Residential on 1.12 Acres

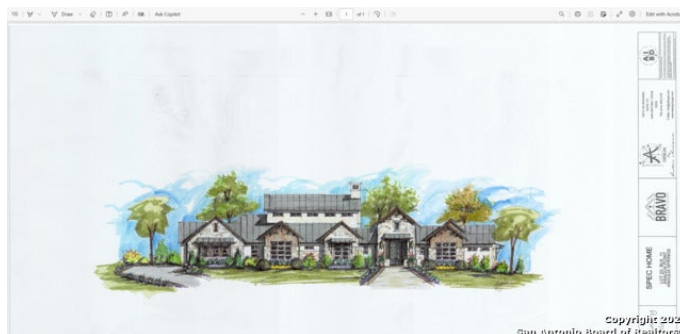
ANAQUA SPRINGS RANCH, Boerne, TX

This exciting new Santa Barbara styled home on just over an acre by Bravo Country Homes is underway in the exclusive Anaqua Springs guarded and gated community. Top tier selections inside and out is the gold standard for Bravo and this one is no different. Wide plank wood flooring will graciously usher you throughout this 1 story wonder with a gourmet kitchen featuring Wolf and Sub Zero appliances. Lighting and tile meticulously curated by interior designers to delight any buyer and are enhanced with fireplaces in a grand living space and spacious owners retreat. Be the first to own this exquisite luxury home, meticulously conceived and crafted by the best. 5116 sf of one level perfection! 4 bedrooms and 4.5 baths with pool and 3 car garage, jaw dropping landscaping and attention to every single detail. This will be a coveted address.

Built in 2025

Essential Information

MLS® #	1853034
Price	\$3,000,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,116
Acres	1.12



Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active Option

Community Information

Address	11453 Cat Springs
Area	1004
Subdivision	ANAQUA SPRINGS RANCH
City	Boerne
County	Bexar
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Park/Playground, Basketball Court, Guarded Access
Has Pool	Yes
Pool	AdjoiningPool/Spa

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Wet Bar, Garage Door Opener, Solid Counter Tops, Custom Cabinets
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	One, Living Room, Other
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
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Exterior Features	Patio Slab, Covered Patio, Sprinkler System, Double Pane Windows, Mature Trees
Lot Description	Cul-de-Sac/Dead End, 1 - 2 Acres, Level
Roof	Tile
Construction	New
Foundation	Slab

School Information

District	Northside
Elementary	Sara B McAndrew
Middle	Rawlinson
High	Clark

Additional Information

Date Listed	July 21st, 2025
Days on Market	104
HOA Fees	1592.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Debra Janes
Listing Office	Niche Properties

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