

\$2,775,000 - 44 Oakland, Boerne

MLS® #1868013

\$2,775,000

4 Bedroom, 4.00 Bathroom, 5,280 sqft
Residential on 1.05 Acres

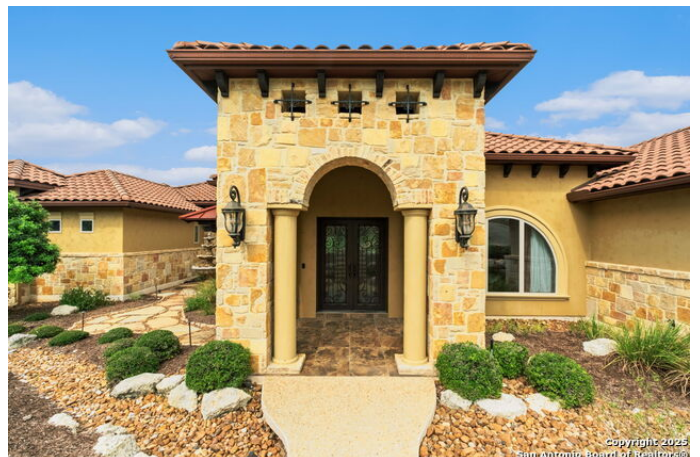
CORDILLERA RANCH, Boerne, TX

FULL MASTER GOLF MEMBERSHIP AVAILABLE WITH HOME! Reach out for Cordillera Ranch membership. Home backs to fairway on hole #5. Experience Cordillera Ranch Clubs Village living in this stunning golf course frontage home where your golf cart gets you to all the amenities from pickle ball, tennis, gym access, restaurants - and of course - GOLF access in your backyard. Outdoor living includes putting green, two living spaces, fireplace, TV, water features, mature oaks, fire pit, and outdoor kitchen. Impeccably decorated/furnished home with finest flooring and ceiling treatments. Also includes a temperature controlled wine room. Downstairs spare bedroom doubles as a media room setup for a full cinema experience. Large gourmet kitchen with easy access to all the living areas inside and out. Giant master retreat and huge closet! Storage space finished out in attic. Why no pool? Once you see the amazing trees, it would break your heart to cut those down for a pool - but there is space for one. Seller has made many improvements to the home. All of the furniture and appointments are negotiable.

Built in 2006

Essential Information

MLS® #	1868013
Price	\$2,775,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,280
Acres	1.05
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Active

Community Information

Address	44 Oakland
Area	2506
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Waterfront Access, Pool, Tennis, Golf Course, Clubhouse, Park/Playground, Jogging Trails, Sports Court
Parking	Attached, Golf Cart, Side Entry
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, Utility Area in Garage, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Gas Grill, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops
Heating	Central
Cooling	Three+ Central

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Two, Living Room, Gas Logs Included, Gas Starter, Other
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Gas Grill, Deck/Balcony, Sprinkler System, Double Pane Windows, Special Yard Lighting, Mature Trees, Outdoor Kitchen
Lot Description	County Vlew, 1 - 2 Acres, On Golf Course
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Middle	Boerne Middle N
High	Champion

Additional Information

Date Listed	May 19th, 2025
Days on Market	167
HOA Fees	2700.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Brad Larsen
Listing Office	SaleWerx San Antonio

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