

\$1,425,000 - 317 Park Ridge, Boerne

MLS® #1881552

\$1,425,000

4 Bedroom, 3.00 Bathroom, 3,488 sqft

Residential on 3.25 Acres

Cordillera Ranch, Boerne, TX

Nestled on 3.25 scenic acres in the prestigious Cordillera Ranch community, this exquisitely renovated 4-bedroom, 3-bathroom custom home blends definitive Hill Country architecture with classic Spanish mission accents. Originally built in 2002 with exceptional craftsmanship, the home has been thoughtfully updated with high-end finishes. Step inside to soaring beamed ceilings, Cantera stone columns, and a dramatic tile-accented staircase that sets the tone for the home's refined character. The gourmet kitchen is a chef's dream, featuring professional-grade Thermador stainless steel appliances including a gas cooktop/range. Premium Michael Edwards custom cabinetry has been added throughout the home. The owner's retreat is a private sanctuary with a secluded patio, a dedicated office with access to a second patio, and a luxurious dressing room -all offering sweeping long-range views of the Guadalupe River Valley. Outdoor living is equally impressive with a sparkling pool, expansive patio space, and mature oak trees providing shade and serenity. Whether entertaining or unwinding, this home offers the perfect blend of privacy, luxury, and natural beauty.

Built in 2002

Essential Information

MLS® #

1881552



Price	\$1,425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,488
Acres	3.25
Year Built	2002
Type	Residential
Sub-Type	Single Family Detached
Style	Texas Hill Country
Status	Active

Community Information

Address	317 Park Ridge
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, Bike Trails, BBQ/Grill, Basketball Court, Volleyball Court, Lake/River Park, Guarded Access, Other - See Remarks, Bridle Path
Parking	Two Car Garage
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	One Living Area
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets, Private Garbage Service, Propane Water Heater
Heating	Central
Cooling	Two Central
Fireplace	Yes

# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows, Mature Trees
Lot Description	County Vlew, Partially Wooded, Mature Trees (ext feat), Secluded, Level, 2 - 5 Acres, Horses Allowed
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Voss Middle School
High	Boerne

Additional Information

Date Listed	July 5th, 2025
Days on Market	121
HOA Fees	2700.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Vance Waller
Listing Office	CR Realty, LLC

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