

# \$1,649,000 - 16 Vittoria Ridge, Boerne

MLS® #1544964

## \$1,649,000

3 Bedroom, 5.00 Bathroom, 3,558 sqft  
Residential on 0.33 Acres

Cordillera Ranch, Boerne, TX

Panoramic sweeping views are yours from this hilltop Di Lusso Villa providing a luxurious look and leave lifestyle secured behind a gated entry within the gate guarded community of Cordillera Ranch. A desired location just minutes away from the Golf Course and Clubhouse and its amenities by your own private golf cart which is available for purchase if desired. Entering through a large and welcoming courtyard the front door opens to a dramatic foyer and through to the grand-scaled great room boasting a dining area and family room with fireplace. An open floorpan with soaring ceilings, exposed wood beams and featuring 3 bedrooms with ensuite baths as well as two powder rooms. Refined hill country living with incredible attention to detail is in every room of this gracious home. The combination of dramatic views as well as a fenced yard is a rare commodity in the Villas providing the opportunity of the best of two worlds. For year round enjoyment there are three different and spacious patios with which to entertain or just relax while enjoying the hill country breezes and views. The cook's delight kitchen is spacious and yet efficient in its design with Viking appliances, gas cooking and Sub-Zero refrigerator. Adjacent is the generous eat in kitchen dining. Conveniently located off the kitchen area is a home management area and the generous utility room. Owners will take sanctuary in the luxurious master suite located on the main floor with a private generous patio from which



to enjoy the views. An additional guest suite is also on the main floor. The second level boasts a huge second great room/game room complete with wet bar and oversized patio again to enjoy those dramatic and sweeping views. Another guest room ensuite and another powder room completes the multi-use second living spaces. This home offers the opportunity for one to purchase the Master Golf Membership from The Clubs of Cordillera providing a full lifestyle of golf, tennis, pickle ball, walking trails, pools, fitness center, parks, equestrian facilities and a Rod and Gun club.

Built in 2011

**Essential Information**

MLS® #	1544964
Price	\$1,649,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,558
Acres	0.33
Year Built	2011
Type	Residential
Sub-Type	Single Family Detached
Style	Other
Status	Pending

**Community Information**

Address	16 Vittoria Ridge
Subdivision	Cordillera Ranch
City	Boerne
County	Kendall
State	TX
Zip Code	78006

**Amenities**

Amenities	BBQ/Grill, Bike Trails, Clubhouse, Controlled Access, Golf Course, Guarded Access, Park/Playground, Pool, Tennis, Jogging Trails
Parking	Two Car Garage, Attached, Golf Cart
Pool	None

## Interior

Interior	Two Living Area, Eat-In Kitchen, Breakfast Bar, Secondary Bedroom Down, High Ceilings, Cable TV Available, High Speed Internet, Walk in Closets, Game Room, Liv/Din Combo, Laundry Main Level, Laundry Room, Open Floor Plan, Study/Library, Utility Room Inside
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Security System (Owned), Garage Door Opener, Central Vacuum, Electric Water Heater, Private Garbage Service
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Gas Logs Included, Gas Starter, Other, Two
# of Stories	2
Stories	2

## Exterior

Exterior	4 Sides Masonry, Stucco, Stone/Rock
Roof	Clay
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Boerne ISD
Middle	Boerne Middle N
High	Champion

## Listing Details

Listing Office	CR Realty, LLC
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