

\$2,999,999 - 2219 Clubs Dr, Boerne

MLS® #1866991S

\$2,999,999

4 Bedroom, 4.00 Bathroom, 4,486 sqft

Residential on 4.27 Acres

CORDILLERA RANCH, Boerne, TX

Don't Miss This Rare Gem Of More Than 4 Acres In Cordillera Ranch's Spectacular Clubs Village. The 4486 Square Foot Masterpiece Provides Miles Of Spectacular Hill Country Views While Maintaining The Privacy You Desire And Deserve. Awe-Inspiring From The First Step, You Are Immediately Greeted By A Stunning, Architecturally Designed Koi Pond That Flows Gracefully From Front Yard To Back, Running Beneath A Striking Glass Entryway. The Tranquil Site Of Beautiful Koi Swimming Beneath Your Feet Creates A Truly Unique And Serene Ambiance That Will Flow Throughout The Home. Guided Along Hand Scraped Wood Floors, A Fabulous, Open Floor Plan Awaits You. A Masterful Design Where No Detail Was Overlooked And Each Custom Selection Was Carefully Created And Perfectly Planned. Allow The Sun's Natural Light To Brighten Your Days Through Expansive Windows, Or Take Advantage Of Remote Controlled Shades Throughout The Main Floor For A Darker, More Intimate Atmosphere. Whether Cooking A Quaint Dinner For Family Or Hosting A Grand Party, The Extraordinary Chef's Kitchen Has Everything You Need. Wood Mode Knotty Alder Cabinets, Stone, And Granite Mix Beautifully For An Impressive Aesthetic. For Functionality, This One Is Unmatched. A Thermador Appliance Package Includes Six Burner Gas Stove With Built-In Griddle, Two Convection Ovens, Steam Oven, and Warming Drawer. And A Turbo Chef Allows You To Cut



Cooking Times To A Fraction When You Don't Have Time To Wait. Beyond The Kitchen, An Oversized Master Suite With Beautiful Views Of Its Own, With A Bath That Boasts A Spacious, Meticulously Designed Master Closet With Custom Built In Storage, Large Soaker Tub, Plus Walk-In Shower And Heated Floors. In A Separate Wing Of The Home Are Three Secondary Bedrooms, Each With Their Own Full Bath. One Sits On The Main Floor And Has Outdoor Access, Perfect For Elderly Parents Who Visit Or Stay. Two Additional Bedrooms Are Upstairs, Each With Plenty Of Space And A Large Walk-In Closet. The Family Can Enjoy Movie Nights Or Watching Your Favorite Teams On Game Nights In The Media Room Featuring A State Of The Art Epson Projector And Surround Sound. Storage Is Abundant Throughout The Home, With Upstairs Heated And Cooled Storage Room Plus An Oversized 3-Car Garage And Connected Storage Room With Specialty Shelving. For Dog Lovers, A Heated And Cooled Room Just For Your Four Legged Family Members, Leading To A Turfed Dog Run Outside. And The Outside! As Amazing As The Inside Of This Home Is, You Will Be Equally Impressed With The Breathtaking Outdoor Paradise That Awaits You. Gorgeous Natural Stone Heated Pool And Spa. Extravagant Outdoor Kitchen With Built In Blackstone, Primo Grill, Pizza Oven And Side Burners. Electric Shades That Protect You From Sun, Heat, And Anything Else You Don't Want In. Large TV And Ample Seating For As Few Or As Many As You Desire. All With Miles And Miles Of Spectacular Hill Country Views In An Extremely Private Setting. This One Is Special And Truly Has It All, Nestled Away In The Resort Style Cordillera Ranch Community. No City Taxes, Highly Rated Boerne Schools. Home Awaits You!

Built in 2014

Essential Information

MLS® #	1866991S
Price	\$2,999,999
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,486
Acres	4.27
Year Built	2014
Type	Residential
Sub-Type	Single Family Detached
Style	Mediterranean, Texas Hill Country, Other
Status	Active
Has Pool	Yes
Pool Description	In Ground Pool, AdjoiningPool/Spa, Hot Tub, Pool is Heated, Pools Sweep

Community Information

Address	2219 Clubs Dr
Area	2506
Subdivision	CORDILLERA RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Pool, Tennis, Golf Course, Clubhouse, Park/Playground, Jogging Trails, Bike Trails, BBQ/Grill, Basketball Court, Lake/River Park, Bridle Path, Guarded Access, Other - See Remarks
Parking	Detached, Attached, Oversized
# of Garages	3

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Media Room, Utility Room Inside, Secondary Bedroom Down, High
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	Ceilings, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Central Vacuum, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Custom Cabinets, Private Garbage Service
Heating	Heat Pump
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Family Room, Gas Logs Included, Gas, Other
# of Stories	2
Stories	1.5

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Sprinkler System, Double Pane Windows, Has Gutters, Special Yard Lighting, Mature Trees, Dog Run Kennel, Wire Fence, Outdoor Kitchen, Workshop, Other - See Remarks
Lot Description	Corner, Cul-de-Sac/Dead End, County Vlew, 2 - 5 Acres, Mature Trees (ext feat), Gently Rolling, Level
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	May 15th, 2025
Days on Market	54
HOA Fees	2700
HOA Fees Freq.	Annually
Gated Community	Yes

