

\$4,000,000 - 179 Riverwood, Boerne

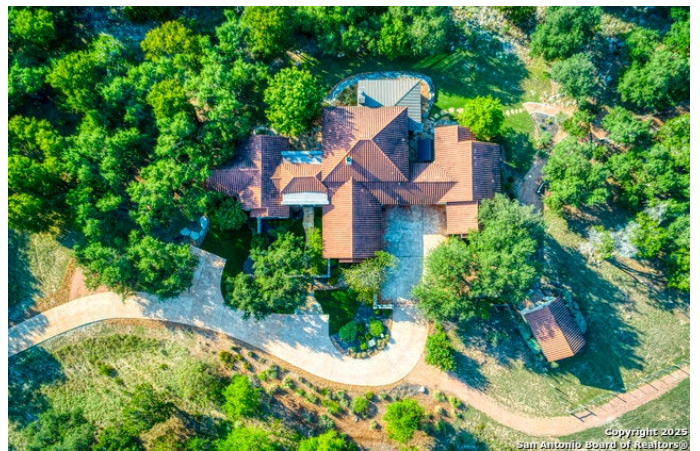
MLS® #1908712S

\$4,000,000

4 Bedroom, 5.00 Bathroom, 4,594 sqft
Residential on 9.28 Acres

Cordillera Ranch, Boerne, TX

Introducing 179 Riverwood - a truly one-of-a-kind waterfront sanctuary tucked within the prestigious Cordillera Ranch Country Club community. Set on an expansive 9.28-acre homesite, this extraordinary estate offers unmatched privacy, timeless Hill Country beauty, and 435 feet of pristine Guadalupe River frontage. Meandering along the spring-fed Guadalupe River, the property is framed by towering cypress trees and majestic heritage oaks, offering panoramic views and an immersive natural experience. Whether kayaking, fishing, or simply relaxing by the water, the riverfront lifestyle here is tranquil and unforgettable. Designed by renowned architect Boyce Tucker and masterfully built by Burdick & Christofilis Custom Homes in 2006, the single-story residence offers over 4,700 square feet of thoughtfully designed living space. The home features 4 bedrooms, 4.5 bathrooms, and a private motor court with 4 garage bays. Architectural elements such as vaulted ceilings, stone accents, and expansive walls of glass create a seamless connection between refined interiors and the surrounding natural landscape. Multiple outdoor living areas provide ideal spaces for cooking, dining, and entertaining. A stone fire pit nestled beneath heritage oaks and a serene riverfront seating area invite moments of quiet retreat and unforgettable gatherings alike. With room to expand, the 9+ acres offer ample opportunity for equestrian facilities, guest accommodations, or elaborate outdoor



amenities-all while maintaining the exclusive privacy and grandeur that define life in Cordillera Ranch. 179 Riverwood includes the opportunity to join The Clubs of Cordillera Ranch as a Ranch Member, with the following resort-style amenities: * Four dining venues * Four resort pools * Spa & fitness center * Private club guest hotel accommodations * Tennis & pickleball courts * Rod & Gun Club * Equestrian Center. 179 Riverwood isn't just a home - it's a legacy property offering the perfect blend of elegant architecture, natural beauty, and Hill Country luxury living.

Built in 2006

Essential Information

MLS® #	1908712S
Price	\$4,000,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,594
Acres	9.28
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Spanish
Status	Active
Pool Description	None

Water Feature/View

View	Guadalupe River
Is Waterfront	Yes
Water Body	Guadalupe River

Community Information

Address	179 Riverwood
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
# of Garages	4

Interior

Interior	Two Living Area, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Shop, Utility Room Inside, 1st Floor Lvl/No Steps, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Gas Grill, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Wet Bar, Vent Fan, Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Solid Counter Tops, Double Ovens, Custom Cabinets, Central Distribution Plumbing System, 2+ Water Heater Units, Private Garbage Service
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two
# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Deck/Balcony, Sprinkler System, Double Pane Windows, Storage Building/Shed, Mature Trees, Outdoor Kitchen, Ranch Fence
Lot Description	County View, Water View, Horses Allowed, 5 - 14 Acres, Partially

Wooded, Mature Trees (ext feat), Secluded, Gently Rolling, Guadalupe River, Improved Water Front, Riverfront, Unimproved Water Front, On Waterfront

Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Voss Middle School
High	Boerne

Additional Information

Date Listed	September 18th, 2025
Days on Market	11
HOA Fees	2700
HOA Fees Freq.	Annually
Gated Community	Yes