

\$4,200,000 - 74 Swede Springs, Boerne

MLS® #1909384S

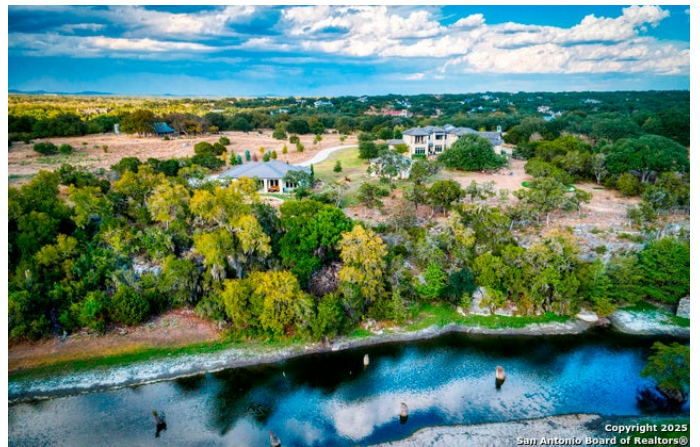
\$4,200,000

8 Bedroom, 8.00 Bathroom, 8,186 sqft

Residential on 5.46 Acres

Cordillera Ranch, Boerne, TX

74 Swede Springs - Cordillera Ranch Hill Country Living at Its Finest. Experience timeless luxury and Hill Country elegance at this breathtaking Cordillera Ranch estate, custom designed by renowned architect Gustavo Arredondo and masterfully built by Stadler Custom Homes. Perfectly sited at the end of a quiet cul-de-sac on 5.46 private acres, this one-of-a-kind property offers stunning Swede Creek frontage, expansive Hill Country views, and unmatched privacy. The 5,689 sq. ft. main residence features a versatile layout with dual master suites, each with private outdoor access, spa-inspired bathrooms, and intricate ceiling details. A dedicated master study adds functionality and privacy for work or relaxation. The chef's kitchen is outfitted with premium Thermador appliances, flowing seamlessly into a warm and inviting family room and dining area-all with sweeping views of the surrounding landscape. An oversized four-car garage includes a spacious upstairs storage area, perfect for additional workspace or seasonal storage. Step outside to beautifully curated outdoor spaces that invite both serenity and celebration. Highlights include: 1. Expansive veranda with flagstone patios 2. Resort-style pool & spa 3. Custom stone fire pit and putting green 4. Private guest house: 2,497 sq. ft. with 4 bedrooms, 3 bathrooms, full kitchen, living area, private veranda, and hot tub overlooking the park 5. Elegant dining pavilion with gourmet outdoor kitchen,



wood-burning pizza oven, and climate-controlled wine room for over 500 bottles

Modern Comforts & Infrastructure:

This estate offers modern convenience with central water and sewer, plus high-speed fiber optic internet-a rare find in such a natural setting.

Whether you're hosting unforgettable gatherings, relaxing in complete privacy, or simply enjoying the sounds of Swede Creek from your veranda, 74 Swede Springs delivers Hill Country luxury without compromise.

Built in 2013

Essential Information

MLS® #	1909384S
Price	\$4,200,000
Bedrooms	8
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	8,186
Acres	5.46
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	Mediterranean
Status	Active
Has Pool	Yes
Pool Description	Enclosed Pool, Hot Tub, Pool is Heated, Pools Sweep

Water Feature/View

Is Waterfront	Yes
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Community Information

Address	74 Swede Springs
Area	2501
Subdivision	Cordillera Ranch
City	Boerne

County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, Sports Court, Bike Trails, BBQ/Grill, Basketball Court, Bridle Path, Golf Course, Guarded Access, Lake/River Park, Other - See Remarks, Volleyball Court
# of Garages	4

Interior

Interior	Two Living Area
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Wet Bar, Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Solid Counter Tops, Double Ovens, Custom Cabinets, Private Garbage Service, Gas Grill
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room
# of Stories	2
Stories	2

Exterior

Exterior	4 Sides Masonry
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Deck/Balcony, Sprinkler System, Double Pane Windows, Solar Screens, Has Gutters, Special Yard Lighting, Mature Trees, Outdoor Kitchen, Additional Dwelling, Detached Quarters, Partial Fence, Ranch Fence, Screened Porch, Stone/Masonry Fence
Lot Description	Cul-de-Sac/Dead End, Partially Wooded, Mature Trees (ext feat), 5 - 14 Acres, County Vlew, Gently Rolling, Lakefront, Secluded
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Voss Middle School
High	Boerne

Additional Information

Date Listed	September 21st, 2025
Days on Market	19
HOA Fees	2700
HOA Fees Freq.	Annually
Gated Community	Yes