



**HILL COUNTRY**

**SOUTH TEXAS**

**WEST TEXAS**

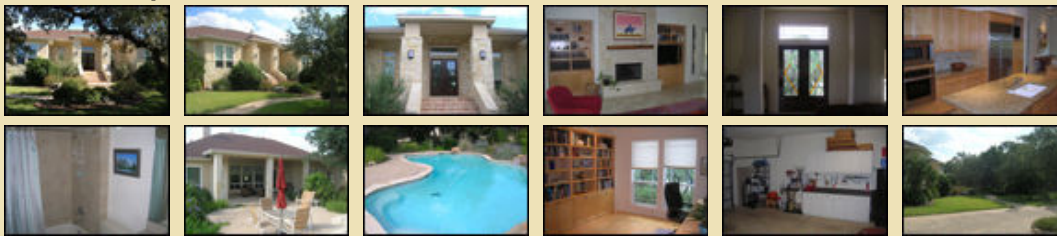
## **ESTATE HOME BETWEEN BOERNE AND SAN ANTONIO**

**(Gated Acreage Community, Private & Secure, Excellent Location)**

**3.049 Acres**

**BEXAR COUNTY, TEXAS**

### **Ground Snapshots**



### **MAPS (attached):**

TEXAS HIGHWAY MAP

**LOCATION:** Located in northwestern Bexar County approximately 25 miles northwest of San Antonio, which is the county seat, or 5 miles southeast of Boerne, or 85 miles southwest of Austin, or 190 miles west of Houston, or 225 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

**BACKGROUND INFORMATION:** This custom built home is on the market for the first time.

**METHOD OF SALE:** The Owner (Seller) has given Thornton Ranch Sales exclusive written authorization to sell this fine property. The Seller will convey the property by a General Warranty Deed, provide a standard Owner's Policy of Title Insurance and furnish a current/recertified survey. The property is offered for sale for all cash.

**DESCRIPTION:** Beautiful custom home nestled in the Hill Country of Boerne, Texas on 3.049 acres within the highly acclaimed and highly restricted Highlands Ranch acreage gated subdivision. The entire 3.049 acre estate is fenced and has an electronic security gate. Only eight years old, this 3,008 s.f. (as per CAD) one story home has three bedrooms and four and one half baths. The master bedroom has his and hers baths and closets. Secondary bedrooms have en-suite baths. There is a fireplace, study, hobby room, heated pool, outdoor living area, two car garage, two A/C units, and ceramic, wood and carpeted flooring. Excellent location, just 15 minutes to the LaCantera/Rim/Bass Pro area of Loop 1604 and IH-10 West and only five minutes to downtown Boerne. Just off IH-10 West and out of the San Antonio city limits this is an excellent

candidate for the rancher looking to move closer to town yet have privacy. A great compound/retreat for a family or grandparents who want plenty of room for their children and grandchildren. Located in the midst of all the well known Hill Country towns such as Bandera, Blanco, Fredericksburg, New Braunfels, Gruene, Kerrville and Comfort.

**MINERALS:** There are no minerals that convey and this is a surface estate sale only.

**POSSESSION:** Possession of the Property will be delivered to the buyer on the date of closing and funding.

**IMPROVEMENTS:** Custom 3,008 s.f. (as per CAD) home with pool, fenced and security gate. Top of the line Thermador and SubZero appliances convey. The home has a central vacuum system, surround sound throughout, in wall pest control system, water softener and security system. Professionally landscaped with hundreds of trees. Home has natural gas service and has two hot water heaters.

**TAXES:** Based on Bexar CAD 2012 taxes were \$11,030.00.

**LOCAL AREA INFORMATION:**

**Kendall County:** <http://www.co.kendall.il.us/>

**City of Boerne:** [http://www.ci.boerne.tx.us /](http://www.ci.boerne.tx.us/)

**Boerne Chamber of Commerce:** <http://boerne.org/>

**San Antonio Airport:** <http://www.sanantonio.gov/aviation/>

**Bexar County Appraisal District:** <http://www.bcad.org/>

**PRICE:** \$559,500.00

**TERMS:** (2 options as follows):

1. All cash at closing.
2. Any other terms acceptable to OWNER.

**AIRPORT INFORMATION:** The San Antonio International Airport is located just 35 minutes east of this property.

**SHOWING COORDINATION:** This ranch is available for inspection seven days a week by prior appointment only. CALL: Frank J. Carter (956) 740-4849 at any time for showing coordination, service and support. Or you may contact Len via email at: [frankcarter220@yahoo.com](mailto:frankcarter220@yahoo.com). Or if Frank is not available, contact Len Thornton at (210) 656-1955 or via E-Mail: [len@thorntonranchsales.com](mailto:len@thorntonranchsales.com)

**NOTE:** This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided by Thornton Ranch Sales without any guarantee, warranty or representation, express or implied.

**MAPS:**

**TEXAS HIGHWAY MAP**

