



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

COUNTRY ESTATE HOME NEAR BOERNE

(Gated Acreage Community, Beautiful 4,162 sq. ft. Home, Private & Secure, Excellent Location)

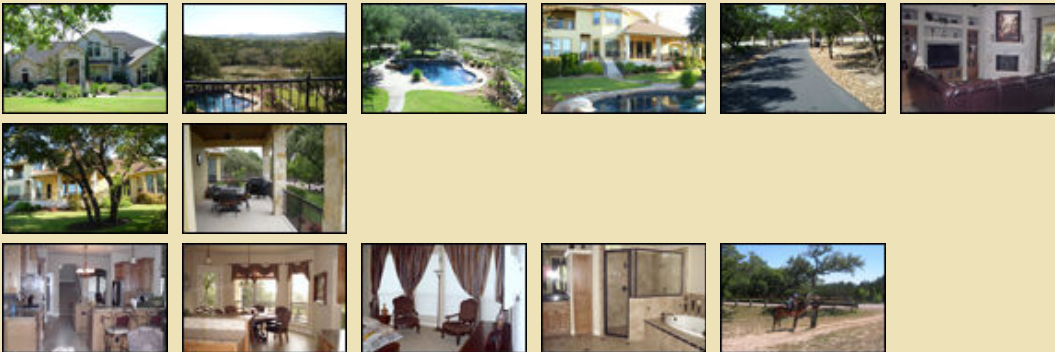
4.37 ACRES

BEXAR COUNTY, TEXAS

Aerial Snapshots



Ground Snapshots



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.

REASON FOR SALE: The owner has made the decision to sell this property for estate planning purposes.

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: Stunning custom home nestled in the Hill Country of Boerne, Texas on 4.37 acres within

the highly acclaimed and highly restricted Highlands Ranch acreage gated subdivision. The entire 4.37 acre estate is fenced and has an electronic security gate. Only five years old, this 4,162 s.f. (as per CAD) two story home has four bedrooms and three baths. The master bedroom and guest bedroom and bath are downstairs. There is a fireplace, study, exercise room, game room, heated pool, outdoor living area, in ground Jacuzzi, three car garage, three 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 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. Beautifully landscaped, ready to use and enjoy. A great compound/retreat for a family or grandparents who want plenty of room for their children and grandchildren to visit. Located in the midst of all the 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 4,162 s.f. (as per CAD) home with pool, playhouse, fenced, security gate and storage shed.

TAXES: Based on Bexar Central Appraisal District the total 2011 taxes were \$13,845.00.

LOCAL AREA INFORMATION: Additional information on the San Antonio and Boerne areas can be found at the following websites:

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

City of Boerne: <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: \$799,000

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 southeast of this property.

BROKER COMMENTS: If you are searching for a really nice place with super security located on the outskirts of San Antonio that offers excellent value for the money, then you should have a look at this one. It will most certainly make your short list. This one is turn-key, the landscaping is well established and it is ready to use and enjoy. Additionally, the Seller is ready to move on!!!

SHOWING COORDINATION: This property 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 contact Frank via E-Mail: frankcarter220@yahoo.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.

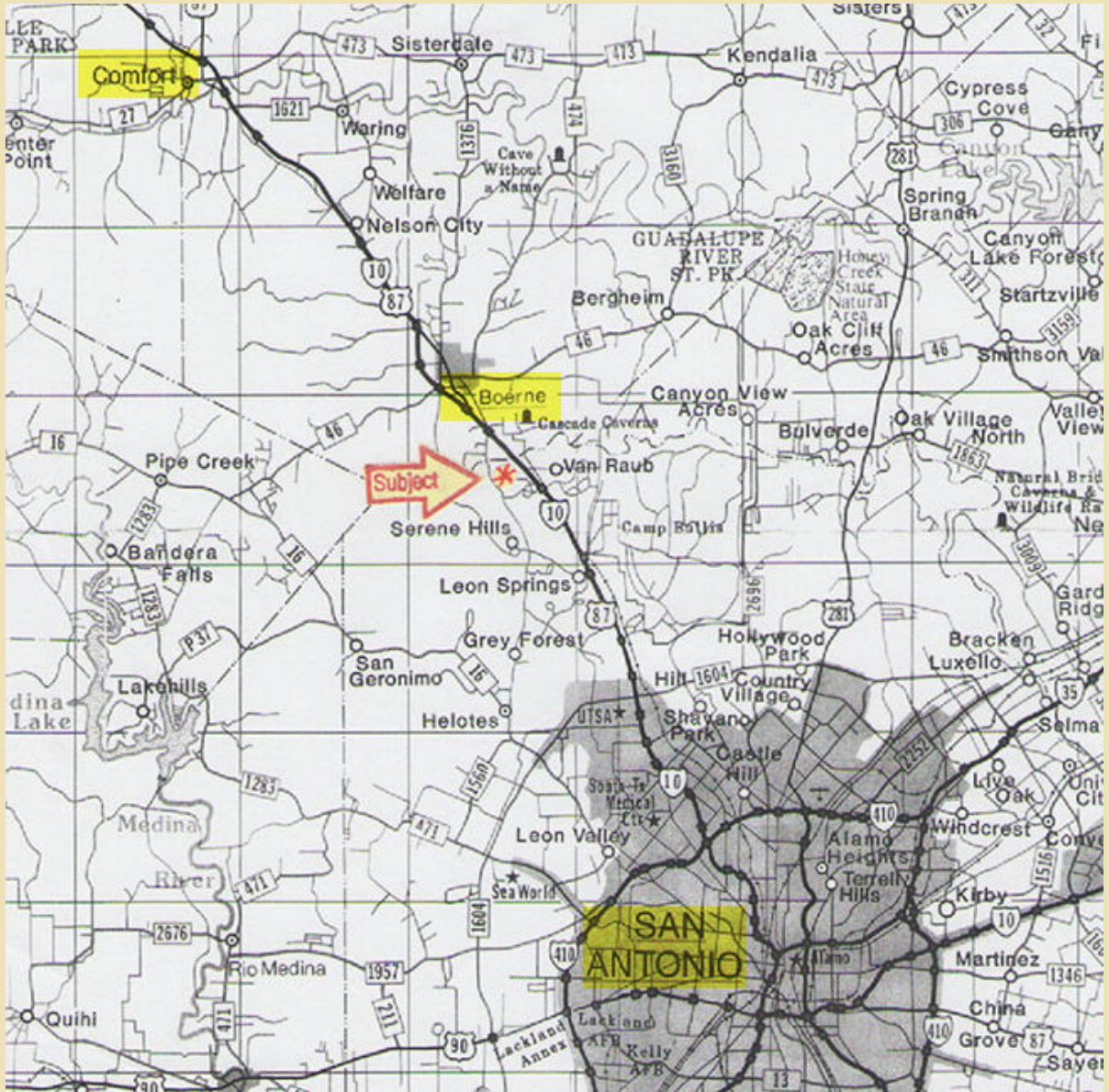
Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of

Thornton Ranch Sales, Frank J. Carter, broker.

Thornton Ranch Sales hereby notifies Buyers of real estate that properties may be subject to Oak Wilt, Drought, Flood, Hurricanes, Tornadoes, Infestation, Allergens, Economic influences, Disease and other acts of God, Nature or Man.

MAPS:

TEXAS HIGHWAY MAP



[For more information on this property see our Invitation to Buyers.](#)