



**LIFESTYLE**  
BY STADLER



## A TUSCAN DREAM IN CORDILLERA RANCH

25 Augusta | Boerne, TX 78006



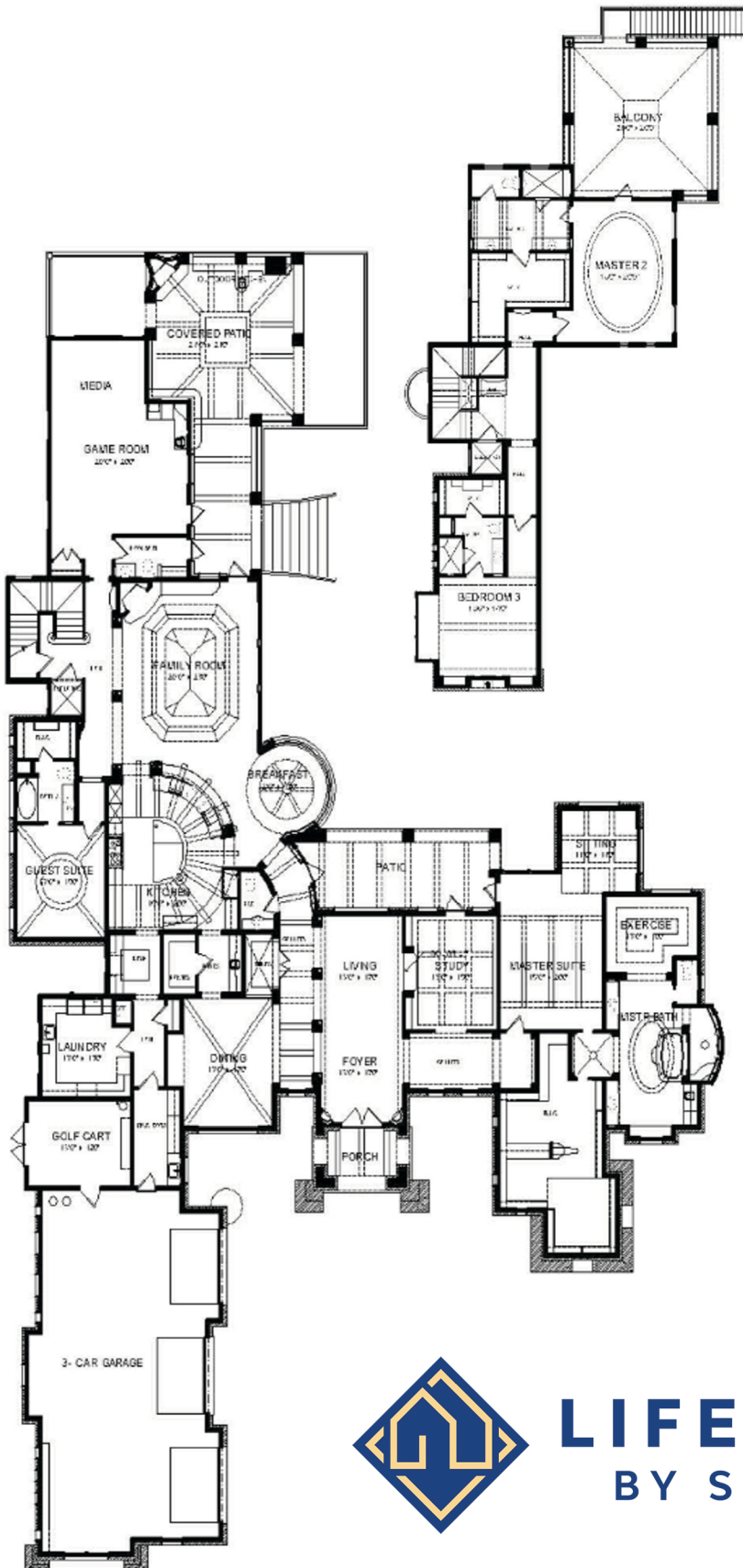
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# TUSCAN DREAM

\$2,182,700 | 7,300 ft<sup>2</sup> | 4 Beds | 5.5 Baths



- Water features at front and backyard
- Mini master upstairs and a private patio that overlooks the pool and 30-mile hill country views
- Game room with a secondary kitchen
- Exercise room off of master bath
- Coffee bar in master bath
- Child's cubby or secret room off the kid's room upstairs
- Elevator
- Wide-variety of Miele high-end appliances
- Wine room
- Pool with outdoor kitchen
- 3-level patio overlooking the Jack Nicholas golf course
- Master golf membership plus easy access to golf cart paths and clubhouse
- 3 tankless water heaters
- Central vac system
- 16 SEER HVAC units with electronic air cleaners (4 units)
- 3-car garage with a car lift, plus a golf cart garage



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