



PHYLLIS BROWNING CO.
THE VERY BEST™



For Sale:

11436 Cat Springs
Boerne, Texas 78006

Property of Distinction



Elegance Reborn At Modern French Country Estate

This modern French country estate is situated upon over an acre of land by a greenbelt within an enviable gated community, a setting combining comfort and grace. Tucked away behind gnarled oak limbs and gorgeous landscaping, this cherished home site is full of character. A paved walkway leads up to the welcoming front porch which highlights the glass-front French doors. Upon entry, the highest level of craftsmanship is underscored by the residence's soaring ceilings, banks of glass, rich romantic plaster walls and exposed beams and trusses. A stately private study offers warm wooden tones. Ideal for entertaining, this home features luxurious elements including surround sound, a stunning formal dining room, grandiose wet bar with beautiful cabinetry, a gourmet chef's kitchen complemented by top-of-the-line stainless steel appliances and a gorgeous living area showcasing a wood beam vaulted ceiling, white fireplace, statement French doors and abundant windows and natural light. The spacious master offers ultimate privacy in its own wing. Two secondary bedrooms with designated baths round out the main level. Upstairs, a home theatre resides beside the final secondary bedroom and bath. Venture into the immense back lawn for unlimited outdoor living opportunities including a Keith Zars pool and spa, grilling kitchen and fireplace. Gazing at the lovely gardens from the patio inspires one to relax and enjoy a fine Bordeaux. With a 3-car garage, resisting this home is next to impossible!

PROPERTY DETAILS

<i>Subdivision:</i>	Anaqua Springs Ranch
<i>Bedrooms:</i>	4
<i>Bathrooms:</i>	4
<i>Lot size:</i>	Approx. 1.05 acres
<i>School District:</i>	Northside I.S.D.

EXTERIOR FEATURES

- 2-story modern French country estate on over an acre adjacent to greenbelt
- Professional landscaping and mature trees
- Keith Zars pool and spa back up to creek with Hill Country bluff views
- Lovely gardens surround back patio
- Grilling kitchen and outdoor fireplace
- Attached 3-car garage with built-in ChargePoint® electric car charger
- 24/7 guard gated community with park/playground

INTERIOR HIGHLIGHTS

- Craftsmanship underscored by architectural details including soaring ceilings, banks of glass and rich plaster walls
- Surround sound throughout
- French doors to stately private study
- Stunning dining room boasts wainscoting, warm fireplace and beautiful chandelier
- Peninsula wet bar with abundant storage
- Gourmet chef's island kitchen features granite counters, walk-in pantry, stainless steel appliances plus breakfast bar and nook
- Expansive living area showcases wood beam vaulted ceiling, statement French doors, built-in shelving and gorgeous fireplace
- Main-level master wing offers outdoor access and luxurious *en suite* bath with dual vanities, soaking tub and walk-in closet
- Mud room with built-in desk plus storage
- Large home theatre upstairs





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