

# 6713 RANGER CREEK ROAD

BOERNE, TEXAS 78006

## PROPERTY FEATURES

85.89± AC • 6,518± SF • 5 BEDROOMS • 5.2 BATHS

### EXTERIOR

- Sprawling 85.89± acres
- Fully fenced
- Cross fenced into three pastures
- All perimeter and cross goat fences
- Stunning Texas Hill Country views
- Two creeks flow year-round with natural springs
- Property runs fully on a rainwater system with rainwater catchment
- Private well services pool and irrigation
- Manicured acreage with pristine, mature landscaping
- All masonry stucco, stone construction
- Circular drive providing for ample guest parking
- Double gated with automatic gate at residence
- Standing seam metal roof
- Extensive flagstone found throughout
- Full gutters
- Extensive porches and patios with wood-paneled ceiling accents
- Pool gazebo with wet bar and pool bath with wood beam/wood paneling
- Stone fireplace
- Prewired speakers for integrated sound
- Oversized pool and spa with wading beach entry area, mosaic tile, and diving board
- Outdoor shower
- Oversized side entry three-car garage
- Custom-built chicken coop
- Copper gas lanterns at entry

### INTERIOR

- Double oversized entry doors with hammered iron accents
- Barrel ceiling accents with hand-painted wood accents
- Custom finished doors and cabinetry
- Walls of wood-cased windows
- Large, oversized baseboards
- Stained concrete floors
- Extensive storage space found throughout
- Custom soft finished walls
- Family room with vaulted ceiling opening to dining room and chefs kitchen
- Stacked rock floor to ceiling gas fireplace
- Walls/columns of stacked rock accents
- Chef's kitchen with hammered copper bar top, honed finished countertops with professional-grade Wolf gas range, oversized Subzero refrigerator, and dual Subzero wine storages
- Custom finished solid wood cabinetry and appliance fronts
- Study with coffered wood beam accents and integrated speakers with double French doors, solid hardwood floors
- Oversized utility room with sink and folding area
- Secondary utility room with outdoor access and stackable washer/dryer prewiring
- Master bedroom with private office, custom built-ins, sitting area with stacked rock fireplace, patio access with private porch and spa-like His & Her bathroom
- Guest wing with private living room/custom built loft and built-in desk
- Dual suites with en-suite bathrooms and custom built-ins
- Mother-in-law suite with patio access, en suite bath with seamless glass, and floor to ceiling tile accents
- Solid hardwood stairs leading up
- Hand-painted tile details
- Craft/hobby space with extensive storage space, large guest suite up
- Gas water heaters
- Water softener
- Central vacuum system

**BINKAN CINAROGLU**

REAL ESTATE CONSULTANT

210.241.4550 ••• [binkansa.com](http://binkansa.com)

[binkan.cinaroglu@sothebysrealty.com](mailto:binkan.cinaroglu@sothebysrealty.com)

**ROBERT DULLNIG**

BROKER ASSOCIATE OF DULLNIG RANCHES

210.213.9700 ••• [dullnigranches.com](http://dullnigranches.com)

[robert.dullnig@sothebysrealty.com](mailto:robert.dullnig@sothebysrealty.com)

Kuper 

**Sotheby's**

INTERNATIONAL REALTY

This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions and changes including price or withdrawal without notice. © MMIX Sotheby's International Realty Affiliates LLC. A Realty Company. All Rights Reserved. Sotheby's International Realty® is a registered trademark licensed to Sotheby's International Realty Affiliates LLC. An Equal Opportunity Company. Equal Housing Opportunity. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.