

The Ranch at Vista Real

±23 to 36 Acre Tracts - Boerne - Kendall County



Presented by W. K. Shumpes Co.





Stunning tracts from 23 to 36+ acres in a thoughtfully protected high-fenced gated subdivision less than 6 minutes to the picturesque bustling town of Boerne. Perfect setting for the nature enthusiasts who desire to build their dream home amid the scenic beauty of the Texas Hill Country, yet be conveniently located only 25 minutes via IH-10 to The Shops at La Cantera and restaurants of NW San Antonio. These park-like, tree covered tracts offer building sites with long range views of the surrounding countryside with no unsightly above ground utility poles, and are suitably sized to allow the new owners the opportunity to qualify for Ag valuation for tax purposes.

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WKS

"The Real Estate Pros"

Synopsis of Restrictions

1. The minimum allowable main residence shall be 3,500 s.f. of living area and a 3 car garage constructed of 100% stone, brick, or stucco.
2. No mobile, prefab, or modular homes shall be permitted, nor shall each tract be permitted more than one motor home for personal use.
3. Lots may not be further subdivided.
4. Horses, cattle and household pets are allowed, but no poultry, swine, sheep, or goats.
5. Barns, tennis courts, guest houses, and other outbuildings subject to Approval by Architectural Review Committee.
6. No hunting shall be allowed with center-fire high power rifles. Skeet shooting permitted with some conditions.
7. There shall be no mining of any kind.
8. No cell or communications towers are permitted.

