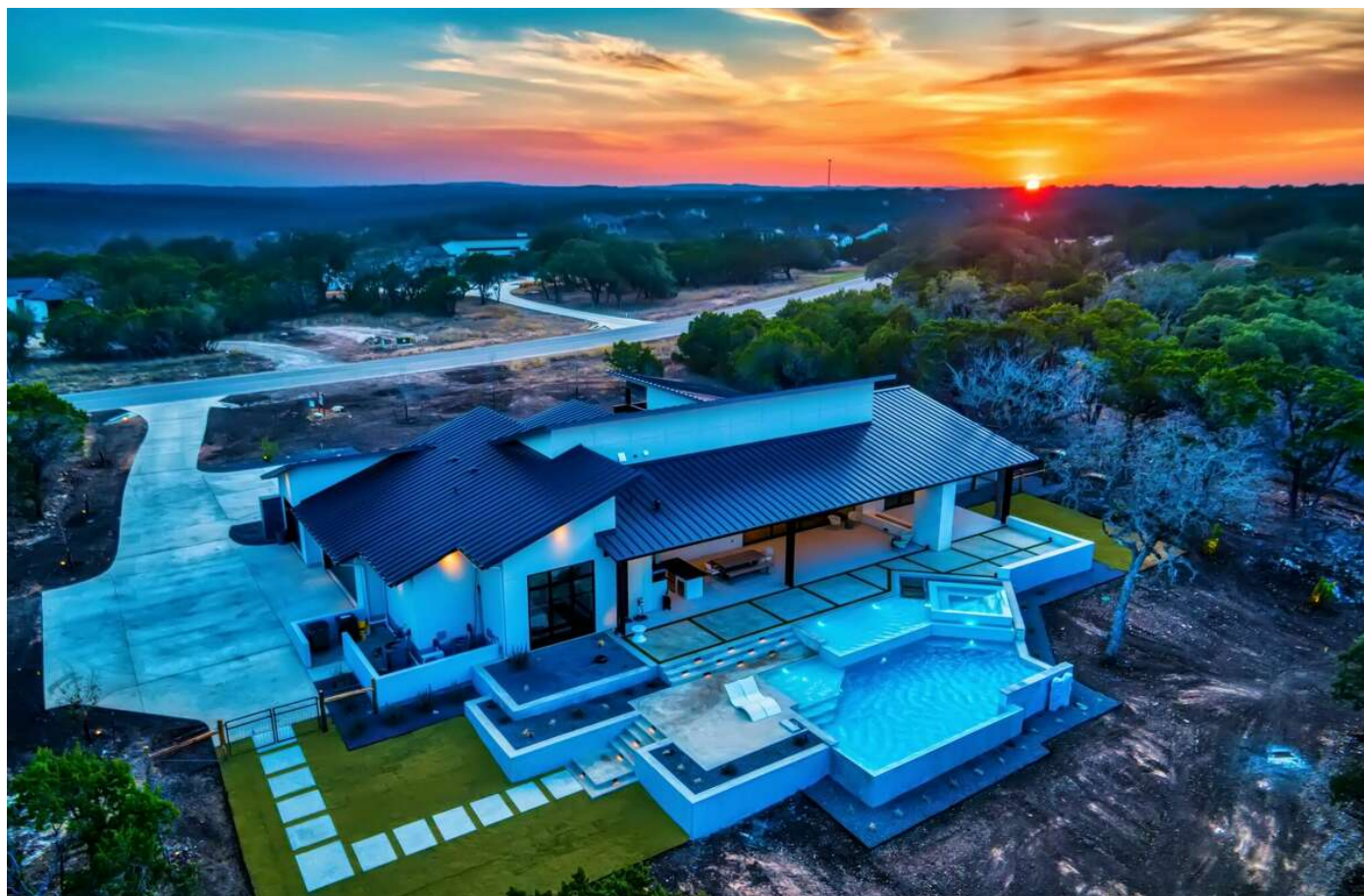


\$2.5 million Cordillera Ranch home entertains family and friends, includes modest bedroom 'retreat'

Richard A. Marini , Staff writers June 15, 2023

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[Richard A. Marini](#)



Shawn and Jennifer Rose moved into their new \$2.5 million house in The Springs of Cordillera Ranch in November.

Chris Mendiola/Blue Bruin Photography

Empty nesters Shawn and Jennifer Rose wanted the house they were building in The Springs of [Cordillera Ranch](#) to be a place they could entertain

friends and family as they transitioned to what Shawn calls "the next chapter" of their lives.

They moved into the \$2.5 million house in November.

"We enjoy hosting large and small gatherings," said Shawn, a federal government employee.

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Built by [Boerne-based Garner Custom Homes](#), the three-bedroom, 3½-bath home shows its contemporary modern style with angled, shedlike roof lines and a softer, more traditional interior that includes such finish-out touches as rich, white oak cabinetry with brass pulls.

"It's not cold and hard, like in a lot of contemporary homes," said Garner construction manager Kyle Lindsey. "There aren't, like, George Jetson, white Plexiglas chairs here."



The kitchen opens to the dining area and living room.

Jessica Phelps/Staff photographer

Like so many of today's high-end new builds, the 3,700-square-foot house was designed around an open, 40-foot-long central room. This one encompasses the kitchen, a dining area with a custom mesquite-and-epoxy table big enough to seat 12 and a comfortable living area with fireplace. Off to one side is a glass-enclosed wine cellar large enough to house more than 1,600 bottles in temperature-controlled, backlit comfort.

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Built by Boerne-based Garner Homes, the contemporary modern style residence has angled, shed-like roof lines.

Jessica Phelps/Staff photographer

Plentiful windows, including large, steel-framed sliding glass doors, fill the space with natural light that reveals the thick, rich swirls of grain in the French oak flooring running throughout the room.

The kitchen is large enough to contain two islands, both topped with off-white quartzite slabs shot through with thin streaks of bronze, gold and black.

"Quartzite is very, very dense, more dense than granite, so it's less likely to stain," Lindsey said.

Another increasingly common feature in upmarket homes, twin kitchen

islands make entertaining easier by improving traffic flow while each has its own intended purpose. One, with a flat top and cabinets beneath, is for serving food and storage while the other is designed as an informal dining table, with open space beneath so guests can sit around it.



The dining area at the center of the great room features a custom mesquite-and-epoxy table big enough to seat a dozen.

Jessica Phelps/Staff photographer

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The same quartzite used on the islands serves as the backsplash behind the 88-inch-long Lacanche Sully range topped by a 90-inch hood vent.

“Jennifer and I both cook, and when we took a three-week cooking class in

Burgundy, France, we cooked on this exact range," Shawn said. "We said if we ever built our own house, this is the range we'd get."

And they don't mind sharing it, either. They recently hosted a dinner party with four other couples, and the range was large enough that each couple could prepare their own part of the meal — appetizers, entrees, sides, even dessert.

Also helpful for entertaining is the workstation sink, which combines the functions of a sink with those of a workstation. Longer than a traditional sink, it has built-in accessories, such as colanders, cutting boards and drying racks, to make food prep easier, more efficient and clutter-free.

A walk-through butler's pantry behind the kitchen wall, which is accessible from either end, hides the sometimes messy results that come with preparing and hosting a successful party.

"We're doing tons of these kinds of pantries in our other houses," Lindsey said. "It's really convenient and packs a lot of features in a pretty small space."



The glass-enclosed wine cellar adjacent to the great room houses more than 1,600 bottles in temperature-controlled, backlit comfort.

Chris Mendiola/Blue Bruin Photography

Another notable design feature in the great room is the floating cove ceiling that, unlike more traditional cathedral ceilings, slopes diagonally at just one angle, so the ceiling height drops from a high of 20 feet on one side of the room to about 14 feet on the other, according to Trey Garner, owner of the homebuilding company. With both direct and indirect lighting options in the ceiling, the effect is not unlike that of a modern opera house or theater.

"We even installed linear slot HVAC diffusers in the ceiling," Garner said. "This gives a sleeker, cleaner look."

The adjacent wine cellar that doubles as an art piece is another increasingly popular feature in million-dollar-plus homes, according to Garner.

"I would say that 50 percent of our clients want this kind of cellar," Garner said. "Even people who aren't wine connoisseurs want one for the resale value."

At the far end of the room, a 62-inch natural gas fireplace is embedded in a wall of custom-designed inlaid wood paneling in geometric designs and above a glossy gray quartzite hearth made to look like metal.

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The primary suite is on-trend, consisting as it does of a modestly sized, 16½ by 16½-foot bedroom.

Jessica Phelps/Staff photographer

The primary suite is also on-trend, consisting of only a modestly sized, 16½-by-16½-foot bedroom and a large, luxurious bath area.

"We wanted to put more of our resources into the places where people gather," Shawn explained. "The bedroom's more a place where Jennifer and I can retreat to."

He said he and his wife, who works in health care, travel a lot and they've noticed how the hotels and resorts put more money into the common areas instead of the bedrooms.

"After all," he continued, "friends rarely come back into your bedroom."

The large bath area, on the other hand, mirrors much of the rest of the house, with quartzite countertops and cabinets made of the same white oak as that used in the kitchen. The centerpiece of the space is a large stand-alone soaking tub that sits next to a large window overlooking the yard (with a shade for privacy, if necessary).

Finally, the backyard patio area that runs almost the entire length of the house has four separate seating areas, as well as a long, natural gas fire pit and built-in ceiling heaters.

"Our vision was to create multiple spaces so people could move from here to there to there," Shawn said.

The multilevel pool has a whirlpool spa, bubblers, waterfalls and a tanning shelf to keep things interesting. And the outdoor kitchen with a pizza oven, pellet grill and black-leathered granite countertop gives the couple the option of cooking outdoors as well as in.

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