



The Ultimate RETREAT

Builder Todd Glowka speaks on this new home on the 16th hole.

By Lauren Jones :: Photography by Lauren Keller

Cordillera Ranch is a beautiful place to live — serene, surrounded by nature and offering resort-like amenities. It's a place to relax for those who love to float the river, golf, ride horses and more. While it's no secret that the 9,000-acre community is highly sought after, builder Todd Glowka, one of the community's Preferred Builders and owner of Todd Glowka Builder, Inc., is here to keep it that way.



Glowka founded his business in 2002, and for the last 19 years has built custom, eco-friendly homes in varying square footages and architectural styles. His dedication to functional and design-forward building has made him a go-to for community residents, and he's won 52 local, state and national awards for several of his custom builds.

For homeowners Peggy and Ron Ainsworth, Cordillera Ranch was the perfect fit for their next home. The couple, empty nesters who moved from Midland, chose the expansive community for the Jack Nicklaus Signature Golf Course, one of the top golf courses in the state. "They are avid golfers," remarks Glowka. "When they came to town, they had looked out in Fredericksburg but felt like Boerne was a better fit for their lifestyle."

"Nothing we looked at ever seemed to click," Ron Ainsworth adds. [But when we visited Cordillera Ranch], the 30-mile views

were breathtaking. We experienced immediate peace and felt like we found home."

They wanted an open concept — a flowing floor plan that was full of light and showcased the golf course views. They were drawn to architect Gustavo Arredondo's modern work, as well as Glowka's, who the Ainsworths felt immediately at ease with.

"Todd met us personally at a recently completed project," Ainsworth says. "And during the design, Todd and Gustavo made sure that our vision of the home was met, while providing guidance to avoid mistakes."

The 7,000-square-foot, five-bedroom, four-and-a-half bath home is located in Clubs Village within one of the most scenic parts of the community. It sits on 1.34 acres and overlooks the 16th hole of the Jack Nicklaus Signature Golf Course which is annually ranked "Most Beautiful Par 3" in Texas. Surrounded by



waterfalls and greenery, it's the perfect setup for the couple and they have been thrilled with the location. Glowka, Arredondo, Aaron Shreeve (Glowka's project manager) and interior designer Kelly Scully of Finishing Touches were the dream team when it came to completing the Ainsworth's idyllic Hill Country home.

"Gustavo and I have been working together for years," Glowka says. "The Ainsworths like exceptional finishes (Peggy Ainsworth is a licensed interior designer) and worked with Kelly to pull off the finished product."

Glowka typically builds three differing styles of homes: True Hill Country, Hill Country Transitional and Mediterranean. The Ainsworths' new home is Hill Country Transitional featuring clean, modern lines, Texas limestone siding, Architectural Stone imported from Mexico for this specific project, hand-troweled stucco and exposed steel I-beams throughout the residence that fits within the context of the Hill Country and Cordillera Ranch. Additionally, there are custom Black Matte Windsor Wood-clad windows, large La Cantina sliding glass doors that overlook the exquisite pool provided by Artesian Pools of Texas, soaring 27-foot-high ceilings with exposed I-beams in the main living space, and clerestory windows to allow natural light in. "I would say that 50% of the homes currently being built or in the design process are Hill Country Transitional," he says. "It's gotten more popular in the last three to five years."



Other interior features include European white oak wood floors that have been lightly wire brushed and smoked, then finished with a light coat of Woka Oil. The Ainsworths particularly love the two fireplaces, a private study, craft room, outdoor terrace, pool and three-car garage. Furthermore, the home has state-of-the-art automation for full lighting control, climate control, irrigation and a security system, and a stunning open-concept kitchen with Sub Zero/Wolf® appliances and quartz countertops.

While construction began in July 2019, the COVID-19 pandemic caused some delays due to crew numbers on-site and product availability. "Now, with any home we start, there is at least a six-



month delay due to materials not being available," Glowka says.

The home was completed in November 2020 with some challenges along the way, many of which were attributed to the steeply sloping site. "The house occupies the full site from left to right, so we had to stage materials for the pool before we even got started on the foundation," Glowka says.

The retaining wall and pool staging took 45 days in total, but it wasn't discouraging at all to the Ainsworths, who were down in Boerne nearly every weekend during the build. "If they weren't in town, they always offered to be here for us in case we needed to walk them through the house to make sure it was the way they wanted it. They were always readily available," says the builder. Now that the home is completed, it will be featured in the 366-page *Spectacular Modern Homes of Texas* book, which is set to publish in late May, and Glowka proudly has three other projects set to appear in it as well.

The exterior and interior of this Clubs Village home are equally as sophisticated, comfortable and charming as the couple, and they are loving their life in Cordillera Ranch. "We have found the community to be exceptional," Ron Ainsworth says. "The people are very accepting and friendly. Shortly after joining The Clubs at Cordillera Ranch, a member told me something that stuck with me. He said, 'Whatever you think Cordillera is going to be, when you get here, it is better.'" 🏡

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