

\$663,000 - 120 Escalera Cir, Boerne

MLS® #1839585

\$663,000

4 Bedroom, 3.00 Bathroom, 2,927 sqft

Residential on 0.35 Acres

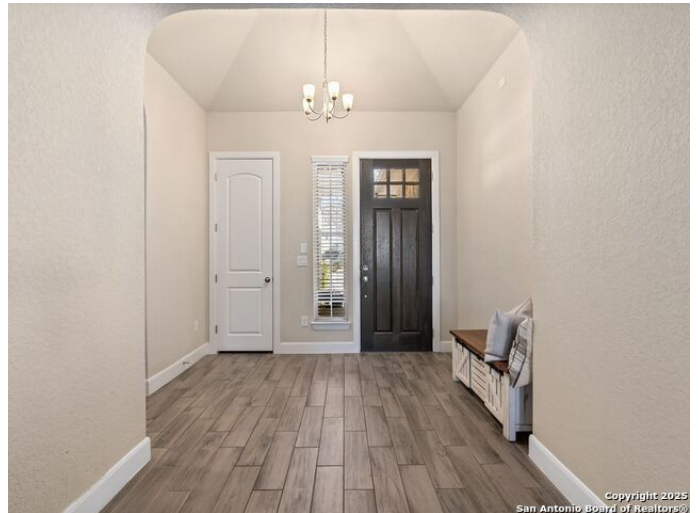
ESPERANZA, Boerne, TX

Luxury Living in the Las Brisas section of Esperanza, this Hill Country Boerne Masterpiece backs up to a luxurious green belt, wooded walking trail and impressive hill country views! On a small circle of only 25 homes, private and established. Architecturally designed with expansive windows and open layout to maximize natural light and scenic views, two walk-in closets plus sitting area in primary bedroom with spa bath and separate vanities. Entertainer's kitchen includes gas cooking, large island with breakfast bar, multitudes of custom cabinets, separate dining and two offices, one with a barn door and one with French doors. Two gas hot water heaters, indoor/outdoor wired for surround sound, two-level partially covered stone patio. Esperanza is an award winning planned community. Resort Style amenities center with 11 acre private club, lazy river, fitness center, walking and biking trails, sand volleyball, multiple pools, dog park, live music area, food truck court. A BISD elementary school is with-in walking distance.

Built in 2017

Essential Information

MLS® #	1839585
Price	\$663,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,927
Acres	0.35
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	120 Escalera Cir
Area	2506
Subdivision	ESPERANZA
City	Boerne
County	Kendall
State	TX
Zip Code	78006-2963

Amenities

Amenities	Pool, Park/Playground, Basketball Court, BBQ/Grill, Clubhouse, Sports Court, Tennis, Jogging Trails, Volleyball Court
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Study/Library, Utility Room Inside, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, 1st Floor Lvl/No Steps, Two Eating Areas, Breakfast Bar, High Ceilings, Open Floor Plan, Secondary Bedroom Down, Separate Dining Room, Walk-In Pantry
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Built-In Oven, Chandelier, City Garbage service, Cook Top, Custom Cabinets, Garage Door Opener, Gas Cooking, Gas Water Heater, Pre-Wired for Security, Solid Counter Tops, Smoke Alarm, 2+ Water Heater Units, Vent Fan
Heating	Central, 1 Unit
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas Logs Included, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Rock/Stone Veneer, Stucco
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows, Has Gutters, Other - See Remarks, Outdoor Kitchen, Partial Fence, Mature Trees, Wrought Iron Fence
Lot Description	County Vlew, 1/4 - 1/2 Acre, Mature Trees (ext feat), On Greenbelt
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	February 4th, 2025
Days on Market	272
HOA Fees	233.75
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Susan Hallmark
Listing Office	Kuper Sotheby's Int'l Realty

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 3rd, 2025 at 9:21pm CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.