

\$774,999 - 107 Chama Dr., Boerne

MLS® #1841337

\$774,999

3 Bedroom, 3.00 Bathroom, 2,576 sqft
Residential on 0.22 Acres

DURANGO RESERVE, Boerne, TX

Stunning Custom-made 3-Bedroom Home in a Family-Friendly Boerne Neighborhood This beautiful one-story home offers 2,576 sq. ft. of spacious living space, perfect for your growing family. Located just outside of Boerne, Texas, this new home sits on a generous .22-acre lot with a Texas size, 3-car garage, providing ample room for both your vehicles and storage needs. Inside, you'll be greeted by tall ceilings and a thoughtfully designed floor plan, featuring 3 spacious bedrooms, 2 full baths, and an additional half bath for guests. The open-concept living and dining areas create a welcoming atmosphere, ideal for both relaxation and entertaining. The home is situated in a newer neighborhood that includes a dog park, making it the perfect spot for pet lovers and families alike. The quiet, yet convenient location offers easy access to the best of Boerne, with shopping, dining, and excellent schools just a short drive away. With its thoughtful layout, modern finishes, and family-friendly amenities, this home truly offers a comfortable and convenient lifestyle.

Built in 2025

Essential Information

MLS® #	1841337
Price	\$774,999
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,576
Acres	0.22
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active Option

Community Information

Address	107 Chama Dr.
Area	2505
Subdivision	DURANGO RESERVE
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Park/Playground
Pool	None

Interior

Interior	One Living Area, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Attic - Floored, Attic - Partially Finished
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Double Ovens, Custom Cabinets, Carbon Monoxide Detector, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1

Fireplaces	One
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Cement Fiber
Roof	Metal
Construction	New
Foundation	Slab

School Information

District	Boerne
Elementary	Curington
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	February 10th, 2025
Days on Market	267
HOA Fees	350.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Cecilia Fuentes Hinojosa
Listing Office	Texas Ally Real Estate Group

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