

\$636,800 - 310 Vamanos, Boerne

MLS® #1859205

\$636,800

4 Bedroom, 4.00 Bathroom, 2,826 sqft

Residential on 0.17 Acres

ESPERANZA, Boerne, TX

Move in Ready! Stunning 4-bedroom home with vaulted ceilings & designer touches throughout! Welcome to your dream home! This beautifully, professionally decorated 4 bedrooms, 3 bath residence combines spacious living with elegant finishes in every corner. From the moment you walk in, you're greeted by soaring vaulted ceilings and a bright, open concept living area, perfect for entertaining or relaxing with family. The family room features striking decorative ceiling beams, adding warmth and architectural charm, while the 2.5-car garage offers ample space for storage, hobbies, or that extra vehicle. The primary suite is conveniently located downstairs, providing privacy and comfort, complete with a luxurious en-suite bath featuring a soaking tub, separate shower, and dual vanities. Upstairs, you'll find a spacious game room ideal for movie nights, game days, or a home office setup. Each additional bedroom offers generous space and natural light. Don't miss this rare opportunity to own a home where style meets function. Schedule your showing today and fall in love!

Built in 2025

Essential Information

MLS® #	1859205
Price	\$636,800
Bedrooms	4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,826
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	310 Vamanos
Area	2507
Subdivision	ESPERANZA
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails
Parking	Two Car Garage, Attached, Oversized
Pool	None

Interior

Interior	Two Living Area, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Security System (Owned), Gas Water Heater, Garage Door Opener, In Wall Pest Control, Plumb for Water Softener
Heating	Central, 1 Unit, Zoned
Cooling	One Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room

# of Stories	1.5
Stories	1.5

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	April 17th, 2025
Days on Market	201
HOA Fees	233.75
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Katie Craig
Listing Office	Chesmar Homes

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