

\$689,000 - 222 Miraval, Boerne

MLS® #1859633

\$689,000

3 Bedroom, 3.00 Bathroom, 2,408 sqft
Residential on 0.19 Acres

Regency at Esperanza - Zambra, Boerne, TX

MLS# 1859633 - Built by Toll Brothers, Inc. - Ready Now! ~ Modern luxury meets elegant design in this stunning quick move-in home. As the centerpiece of the home, the open-concept great room and convenient access to the covered outdoor patio. The primary suite offers a full bath, a walk-in closet, and a wall of windows to the backyard. A first-floor office provides the space to work from home. Come experience your dream home by scheduling a tour. Disclaimer: Photos are images only and should not be relied upon to confirm applicable features.

Built in 2025

Essential Information

MLS® #	1859633
Price	\$689,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,408
Acres	0.19
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Traditional
Status	Active



Designer Appointed Features | EXTERIOR SELECTIONS

Designer Appointed Features are home details and finishes curated by the talented design professionals responsible for the distinctive looks found in our model homes.



1 PRIMARY Extra White BRK 18210020	3 FRONT DOOR Slate Gray Traditional D187035	5 ACCENT Sage Gray D187035	7 ROOF Weathered Wood D187035
2 TRIM Sage Gray D187035	4 GARAGE DOOR Sage Gray D187035	6 WINDOWS Black D187035	8 GUTTERS Black D187035

REGENCY AT ESPERANZA | ZAMBRA COLLECTION | LAPACE CLASSIC
HOME SITE 40 | 222 MIRAVAL | BOERNE, TX 78006

Photography, rendering, and floor plans are for informational purposes only and may not reflect the exact features or dimensions of your home. All other construction details, specifications or subject to final approval. Photos and floor plans are subject to change without notice. This is not a property listing. For more information, please contact your real estate professional.
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Designer Appointed Features | ARCHITECTURAL SELECTIONS

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- 1 PFI BATH FS TUB 5' - KOHLER
PC24623 (not shown)
- 2 LAUNDRY ROOM U/M SINK WITH CABINET
PC24623
- 3 MULTI-SLIDE STACKED DOOR
PC24623
- 4 OFFICE
PC24623



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Community Information

Address	222 Miraval
Area	2506
Subdivision	Regency at Esperanza - Zambra
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Bike Trails, Clubhouse, Jogging Trails, Park/Playground, Pool, Sports Court
Parking	One Car Garage
Pool	None

Interior

Interior	Attic - Access only, Cable TV Available, Eat-In Kitchen, High Ceilings, High Speed Internet, Island Kitchen
Appliances	Ceiling Fans, Dishwasher, Disposal, Dryer Connection, Garage Door Opener, Microwave Oven, Self-Cleaning Oven, Smoke Alarm, Washer Connection
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Boerne Middle S
High	Boerne

Additional Information

Date Listed	April 18th, 2025
Days on Market	200
HOA Fees	850.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Ben Caballero
Listing Office	HomesUSA.com

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