

\$874,900 - 112 Tortuga, Boerne

MLS® #1877030

\$874,900

4 Bedroom, 4.00 Bathroom, 3,435 sqft

Residential on 0.26 Acres

ESPERANZA, Boerne, TX

READY FOR MOVE-IN! Home office with French doors set at entry. Formal dining room off extended entry. Open family room features wood mantel fireplace and a sliding glass door. High ceilings throughout. Island kitchen offers generous counter space, two wall ovens, 5-burner gas cooktop and walk-in pantry. Game room with French doors off morning area. Primary suite includes bedroom with 11-foot ceiling and curved wall of windows. Dual vanities, freestanding tub, separate glass-enclosed shower and two large walk-in closets in primary bath. A guest suite plus a Jack-and-Jill bath add to this spacious one-story design. Extended covered backyard patio with 12-foot ceiling. Landscaping features a 7-zone sprinkler system. Mud room off three-car garage.

Built in 2025

Essential Information

MLS® #	1877030
Price	\$874,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,435
Acres	0.26
Year Built	2025



Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Price Change

Community Information

Address	112 Tortuga
Area	2502
Subdivision	ESPERANZA
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails, Sports Court
Parking	Attached
Pool	None

Interior

Interior	Three Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Pre-Wired for Security, Garage Door Opener, Plumb for Water Softener
Heating	Heat Pump
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room, Gas Starter
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry, Stucco
Exterior Features	Covered Patio, Sprinkler System, Has Gutters
Lot Description	County Vlew, 1/4 - 1/2 Acre
Roof	Heavy Composition
Construction	New
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Boerne Middle S
High	Boerne

Additional Information

Date Listed	June 19th, 2025
Days on Market	137
HOA Fees	935.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Lee Jones
Listing Office	Perry Homes Realty, LLC

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