

\$774,900 - 326 Dulce Vista, Boerne

MLS® #1879868

\$774,900

4 Bedroom, 3.00 Bathroom, 3,070 sqft

Residential on 0.23 Acres

Esperanza, Boerne, TX

MLS# 1879868 - Built by Drees Custom Homes - Ready Now! ~ This beautiful Boerne home was designed for both connection and comfort, offering spaces that bring people together while still providing plenty of room to unwind. With 4 bedrooms, 3 baths, a private study, and a dedicated media room, it has everything you need to make daily living feel effortless. At the heart of the home, the kitchen shines with rich cabinetry and an open layout that flows into two welcoming dining spaces. Built-ins in the formal dining room add character and warmth, making it the perfect spot to gather for meals, celebrations, and meaningful conversations. Step outside and you'll find a backyard retreat with no rear neighbors-an ideal setting for quiet evenings, barbecues, or simply soaking in the Hill Country breeze. The 3-car garage provides plenty of room for storage, hobbies, or extra space for busy households. Set within a vibrant masterplanned community with resort-style amenities and top-rated schools, this home is as inviting as it is practical-ready to wrap you in comfort and create lasting memories.

Built in 2025

Essential Information

MLS® #	1879868
Price	\$774,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,070
Acres	0.23
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	326 Dulce Vista
Area	2506
Subdivision	Esperanza
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

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

Interior

Interior	All Bedrooms Downstairs, Eat-In Kitchen, High Ceilings, Island Kitchen, Laundry Main Level, Laundry Room, Media Room, Open Floor Plan, Study/Library, Two Living Area, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Ceiling Fans, Chandelier, City Garbage service, Cook Top, Dishwasher, Disposal, Double Ovens, Dryer Connection, Electric Water Heater, Garage Door Opener, Gas Cooking, Gas Water Heater, Microwave Oven, Plumb for Water Softener, Pre-Wired for Security, Self-Cleaning Oven, Smoke Alarm, Solid Counter Tops, Vent Fan, Washer Connection
Heating	Central
Cooling	One Central
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, One
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Covered Patio, Double Pane Windows, Sprinkler System, Wrought Iron Fence
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	June 29th, 2025
Days on Market	128
HOA Fees	193.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Ben Caballero
Listing Office	HomesUSA.com

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