

\$999,900 - 405 Dulce Vista, Boerne

MLS® #1881575

\$999,900

5 Bedroom, 5.00 Bathroom, 4,200 sqft
Residential on 0.21 Acres

Esperanza, Boerne, TX

MLS# 1881575 - Built by Drees Custom Homes - Ready Now! ~ Grace and refinement define this stately Boerne residence, where timeless design meets the ease of modern living. Nestled on a private homesite framed by mature oak trees and backing to open space with no rear neighbors, this home offers both grandeur and seclusion. Inside, the thoughtful layout balances elegance and function. The primary suite and an additional secondary bedroom rest on the first floor, complemented by a private study and versatile flex room. Upstairs, three oversized secondary bedrooms and a spacious game room create a luxurious retreat. Entertaining flows effortlessly with an oversized pantry, custom cabinetry, and built-in wet bars that evoke a sense of refinement. The living spaces open to a large covered patio with an outdoor fireplace, inviting gatherings that linger late into Hill Country evenings. A 3-car garage provides ample room for vehicles and storage, while every detail throughout the home-from fine finishes to architectural touches-speaks to enduring quality. Situated within Boerne's premier masterplanned community, with resort-style amenities and highly regarded schools, this residence offers the sophistication of old-world charm woven seamlessly into Hill Country living.

Built in 2025

Essential Information



MLS® #	1881575
Price	\$999,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,200
Acres	0.21
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	405 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	1st Floor Lvl/No Steps, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry Lower Level, Laundry Main Level, Laundry Room, Open Floor Plan, Secondary Bedroom Down, Study/Library, Three Living Area, 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, Wet Bar
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Two
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Covered Patio, Double Pane Windows, Mature Trees, Sprinkler System, Stone/Masonry Fence, 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	July 5th, 2025
Days on Market	115
HOA Fees	193.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Ben Caballero
Listing Office	HomesUSA.com

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