

\$975,000 - 106 Mesquite Trail, Boerne

MLS® #1882277

\$975,000

4 Bedroom, 5.00 Bathroom, 4,117 sqft

Residential on 10.00 Acres

Southern Oaks, Boerne, TX

Tucked between the charm of Comfort and the convenience of Boerne, this beautifully maintained Hill Country retreat sits on 10 private acres with room to spread out, unwind, and enjoy big Texas sunsets. Designed for both comfort and versatility, the spacious 4,117 sq ft home offers four bedrooms, each with its own private en-suite bath, creating the perfect setup for multi-generational living or hosting guests in style. The primary suite features a large walk-through closet, a spa-like bathroom with a soaking tub and walk-in shower, and a bonus room perfect for a nursery, office, or craft space-with private access to the covered back patio. The open-concept living and kitchen area is filled with natural light and includes granite countertops, a breakfast nook, bar seating, and an island made for gatherings. High tray ceilings, a corner fireplace, formal dining, and multiple flexible-use rooms give you the freedom to customize the home to your lifestyle. Step outside to find a two-car garage, large workshop, in-ground swimming pool, and wide-open views that capture the essence of Hill Country living. This is the kind of space that invites both peaceful mornings and lively weekends.

Built in 1998

Essential Information

MLS® # 1882277



Price	\$975,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,117
Acres	10.00
Year Built	1998
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Active

Community Information

Address	106 Mesquite Trail
Area	2507
Subdivision	Southern Oaks
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	Two Living Area, High Ceilings, Laundry Room, Walk in Closets
Appliances	Washer Connection, Dryer Connection, Stove/Range, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Garage Door Opener
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Lot Description	County Vlew, 5 - 14 Acres, Partially Wooded, Secluded
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Date Listed	July 8th, 2025
Days on Market	112
HOA Fees	150.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Justin Cop
Listing Office	Fredericksburg Realty

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