

\$799,000 - 99 Simpatico, Boerne

MLS® #1893203

\$799,000

4 Bedroom, 4.00 Bathroom, 4,086 sqft

Residential on 0.23 Acres

ESPERANZA, Boerne, TX

Over 4,000 square feet in this beautiful like-new 2-story home in scenic Hill Country. This gorgeous, bright 4 bedroom, 3 full and 1 half bath home is located in the master-planned community of Esperanza in Boerne, TX. The home features an open floor plan with high ceilings, chef's white kitchen with dual ovens and gas cooktop, primary luxury bathroom, dedicated study, formal dining room plus breakfast area with kitchen island, game room, media room, extended laundry room and so much more. No expense was spared in this luxury primary bathroom that features 2 separate closets, dual vanities, stunning walk-through shower with dual shower heads and an additional rain shower head plus free-standing tub. Lastly, this beauty has a huge yard on just under a quarter acre and no direct neighbors behind you. The master-planned community of Esperanza has a pool, kiddie pool zone and lazy river, gym, amenity center, park, walking and biking paths, dog park, outdoor movie nights area with food trucks events and so much more. Come experience Texas living at its finest!

Built in 2022

Essential Information

MLS® #	1893203
Price	\$799,000
Bedrooms	4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,086
Acres	0.23
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	99 Simpatico
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, Bike Trails, BBQ/Grill
Parking	Two Car Garage
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Solid Counter Tops, Double Ovens, Private Garbage Service
Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco, Siding
Exterior Features	Patio Slab, Covered Patio, Wrought Iron Fence, Sprinkler System
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Boerne Middle N
High	Champion

Additional Information

Date Listed	August 15th, 2025
Days on Market	81
HOA Fees	233.75
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Christina Nardi
Listing Office	JPAR San Antonio

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