

\$4,000 - 118 Simpatico, Boerne

MLS® #1894209

\$4,000

4 Bedroom, 3.00 Bathroom, 2,934 sqft

Rental on 0.17 Acres

ESPERANZA, Boerne, TX

Located in the master-planned community of Esperanza, this stunning 4-bedroom, 3-bath home showcases elegant design and thoughtful details throughout. High-end finishes include quartz countertops, wood-look tile flooring, and stylish wainscoting. An oversized study provides a versatile workspace, complete with a custom two-person built-in desk on one wall and an electric fireplace flanked by built-ins on the other. The open floorplan centers around a chef-inspired kitchen with a large island, gas range with canopy hood, and a convenient pot filler. The space flows seamlessly into the family room, where soaring ceilings and a dramatic floor-to-ceiling tiled fireplace create an impressive focal point. The private primary suite offers a true retreat with a luxury bathroom featuring a soaking tub, separate full shower, and a beautifully designed layout. Custom built-out closets provide both style and function. Additional highlights include a media room with projector and surround sound, and the added convenience of a refrigerator that conveys with the home.

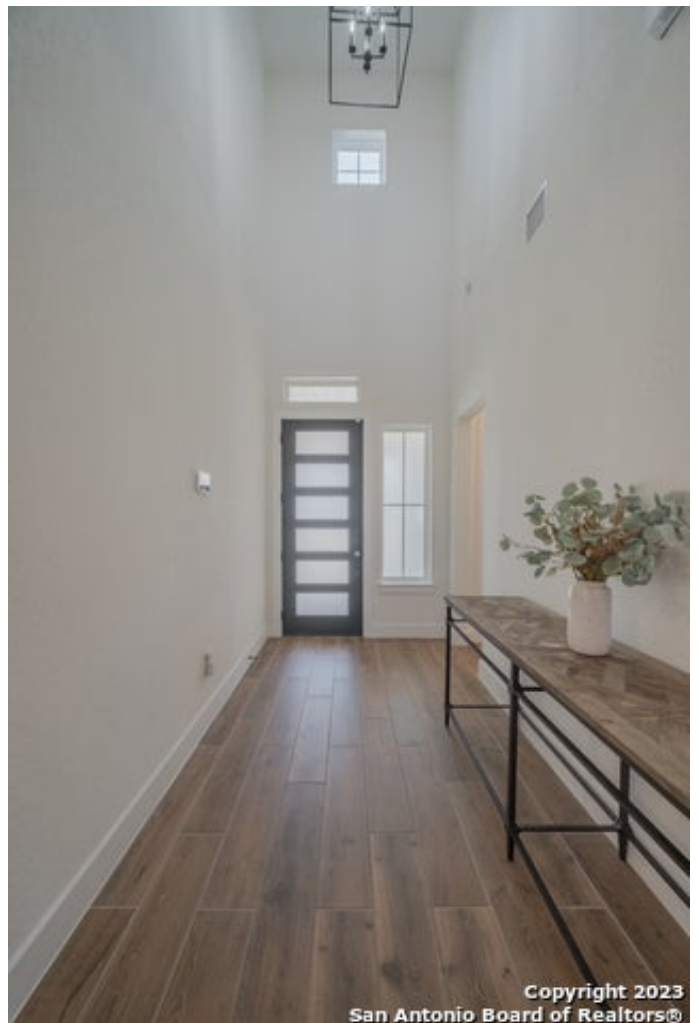
Built in 2021

Essential Information

MLS® # 1894209

Price \$4,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,934
Acres	0.17
Year Built	2021
Type	Rental
Sub-Type	Single Family Detached
Style	Two Story
Status	Active/Application Received

Community Information

Address	118 Simpatico
Area	2506
Subdivision	ESPERANZA
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	None
Parking	Two Car Garage
Pool	None

Interior

Interior	Eat-In Kitchen, Island Kitchen, Utility Room Inside, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets, Two Living Area, Florida Room, High Ceilings, Liv/Din Combo, Laundry Main Level, Study/Library, Walk-In Pantry
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Double Ovens, Ice Maker Connection, Pre-Wired for Security
Heating	Central
Cooling	One Central
Fireplace	Yes
Fireplaces	Gas, Living Room, One, Other

Exterior

Exterior	Brick, Stucco, Stone/Rock
Roof	Composition

Foundation Slab

School Information

District Boerne
Elementary Curington
Middle Boerne Middle N
High Boerne

Additional Information

Date Listed August 20th, 2025
Days on Market 71

Listing Details

Listing Agent Christopher Marti
Listing Office Marti Realty Group



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