

# \$777,500 - 150 Cool Rock, Boerne

MLS® #1896235

**\$777,500**

6 Bedroom, 5.00 Bathroom, 4,164 sqft

Residential on 0.22 Acres

ESPERANZA, Boerne, TX

Welcome to your dream retreat in the award-winning Esperanza community-voted "Best Community Overall" and nestled in the heart of the scenic Texas Hill Country. Located in a gated neighborhood, this estate-style home backs to a peaceful greenbelt, offering a rare sense of privacy within one of Boerne's most desirable master-planned communities. This updated and upgraded home showcases 6 spacious bedrooms, 4 full bathrooms, a dedicated office, a media room, and an upstairs game room with a wet bar and full bath-providing the perfect layout for everyday living, entertaining, or multi-generational needs. The thoughtful floor plan also includes two large living areas and two dining spaces, giving you flexibility and flow throughout the home. From the moment you step inside, you'll notice the attention to detail and high-end finishes including custom cabinetry, designer lighting, upgraded flooring, Designer walk-in shower, and a striking fireplace that anchors the main living space. The chef's kitchen opens seamlessly to the living and breakfast areas, creating a warm, welcoming atmosphere. The first-floor guest suite adds extra convenience and privacy for visiting friends or family. The oversized three-car garage offers ample room for vehicles and storage, while the beautifully maintained interiors reflect pride of ownership throughout. Living in Esperanza means enjoying a resort-style lifestyle with amenities like a lazy river, splash pad, multiple pools, 24-hour



fitness center, sand volleyball courts, two dog parks, miles of scenic trails, and the vibrant Roca Loca Lawn, where the community comes together for live music, food trucks, and special events. Located in the top-rated Boerne Independent School District and minutes from historic downtown Boerne, this home delivers a rare combination of luxury, space, updates, and community living.

Built in 2020

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1896235                |
| Price          | \$777,500              |
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 4,164                  |
| Acres          | 0.22                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | Two Story              |
| Status         | Active                 |

**Community Information**

|             |               |
|-------------|---------------|
| Address     | 150 Cool Rock |
| Area        | 2506          |
| Subdivision | ESPERANZA     |
| City        | Boerne        |
| County      | Kendall       |
| State       | TX            |
| Zip Code    | 78006         |

**Amenities**

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails, Bike Trails, Volleyball Court |
|-----------|----------------------------------------------------------------------------------------------------|

|      |      |
|------|------|
| Pool | None |
|------|------|

### **Interior**

|              |                                     |
|--------------|-------------------------------------|
| Interior     | Three Living Area                   |
| Appliances   | Washer Connection, Dryer Connection |
| Heating      | Central                             |
| Cooling      | Two Central                         |
| Fireplaces   | Not Applicable                      |
| # of Stories | 2.0                                 |
| Stories      | 2                                   |

### **Exterior**

|              |                         |
|--------------|-------------------------|
| Exterior     | 3 Sides Masonry, Stucco |
| Roof         | Metal                   |
| Construction | Pre-Owned               |
| Foundation   | Slab                    |

### **School Information**

|            |                 |
|------------|-----------------|
| District   | Boerne          |
| Elementary | Herff           |
| Middle     | Boerne Middle N |
| High       | Boerne          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 66                |
| HOA Fees       | 192.50            |
| HOA Fees Freq. | Quarterly         |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Agent  | Scott Malouff            |
| Listing Office | Keller Williams Heritage |

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