

\$849,900 - 225 Dulce Vista, Boerne

MLS® #1896946

\$849,900

4 Bedroom, 4.00 Bathroom, 3,474 sqft
Residential on 0.25 Acres

Esperanza - 70', Boerne, TX

MLS# 1896946 - Built by Drees Custom Homes - Ready Now! ~ 3,474 Square foot home with 4 bedrooms situated in Boerne, Texas. This home offers a kitchen layout ideal for entertaining with an open family room, dining room and kitchen. With plenty of space upstairs for kids to play and study with a media and game room, this home has the space for everyone to make it their own.

Built in 2025

Essential Information

MLS® #	1896946
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,474
Acres	0.25
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Contemporary, Two Story
Status	Active

Community Information

Address	225 Dulce Vista
Area	2506



Subdivision	Esperanza - 70'
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Bike Trails, Clubhouse, Controlled Access, Jogging Trails, Park/Playground, Pool
Parking	Tandem
Pool	None

Interior

Interior	Eat-In Kitchen, Game Room, High Ceilings, Island Kitchen, Laundry Lower Level, Laundry Room, Liv/Din Combo, Open Floor Plan, Separate Dining Room, Study/Library, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Chandelier, Cook Top, Dishwasher, Disposal, Double Ovens, Garage Door Opener, Gas Cooking, Gas Water Heater, Microwave Oven, Plumb for Water Softener, Pre-Wired for Security, Smoke Alarm, Solid Counter Tops
Heating	Central
Cooling	Other
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Double Pane Windows, Mature Trees, Sprinkler System
Lot Description	Irregular, Mature Trees (ext feat), Partially Wooded
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	August 30th, 2025
Days on Market	64
HOA Fees	193.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Ben Caballero
Listing Office	HomesUSA.com

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