

\$3,500 - 116 Simpatico, Boerne

MLS® #1899089

\$3,500

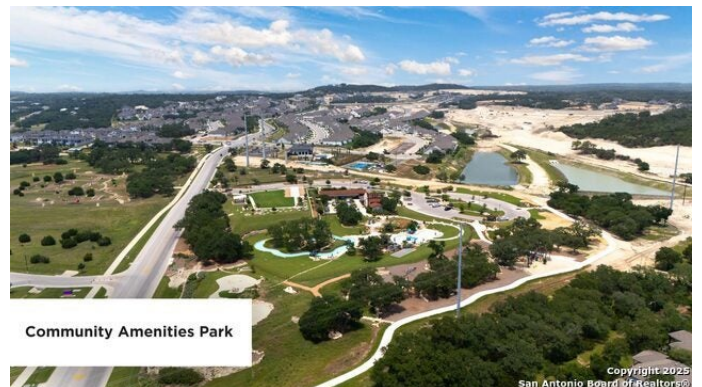
3 Bedroom, 3.00 Bathroom, 2,100 sqft

Rental on 0.17 Acres

ESPERANZA, Boerne, TX

Come Discover this Exceptional Move-In-Ready 1-Story Home with 3-Car Garage in Boerne's esteemed Esperanza community offering Amazing Amenities! Inviting landscaping greets you as you enter this beautifully maintained home, which is Open & Spacious, with Gleaming Hardwood Flooring throughout the living areas. With 3 Bedrooms + Study, and 2.5 Baths, this home is sure to please! The "heart of the home" kitchen showcases granite counters, gas cooktop, wall oven+microwave ... and the custom cabinetry includes specialty drawers: built-in spice rack, knife block & silverware storage! The stainless steel Samsung Touch-Screen refrigerator, as well as Whirlpool Washer & Dryer, are negotiable. Each bedroom is spacious, with the generous Master Retreat affording a pleasant "window seat" space. Don't miss the roomy master closet! The covered back patio is ready to host relaxing times with those you love, while enjoying the grassy & fully fenced back yard. Additional upgrades include a water softener+filtration system. So Many Amenities are available in the Esperanza Master-Planned Community, with hundreds of acres of "open spaces" ... 20 miles of hike&bike trails, acreage parks, pool, lazy river, splash pad, children's play area, dog park, volleyball courts ... what a lifestyle in the Texas Hill Country!

Built in 2019



Essential Information

MLS® #	1899089
Price	\$3,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	0.17
Year Built	2019
Type	Rental
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country, Traditional
Status	Active

Community Information

Address	116 Simpatico
Area	2506
Subdivision	ESPERANZA
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Pool, Playground, Near Shopping, Bike Trails, Lake/River Park, Other, Party Room, Jogging Trail, Waterfront Access
Parking	Attached, Oversized
Pool	None

Interior

Interior	One Living Area, Island Kitchen, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, High Ceilings, Study/Library, Walk-In Pantry
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Dishwasher, Gas Water Heater, Garage Door Opener, City Garbage service, Built-In Oven, Cook Top
Heating	Central, 1 Unit
Cooling	One Central

Fireplaces	Not Applicable
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Exterior

Exterior	4 Sides Masonry, Rock/Stone Veneer, Stucco
Exterior Features	Covered Patio, Sprinkler System, Other - See Remarks, Wrought Iron Fence
Lot Description	Level
Roof	Composition
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	September 9th, 2025
Days on Market	48

Listing Details

Listing Agent	Michael Fulmer
Listing Office	Fulmer Realty, LLC

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