

\$625,000 - 221 Vamanos, Boerne

MLS® #1910261

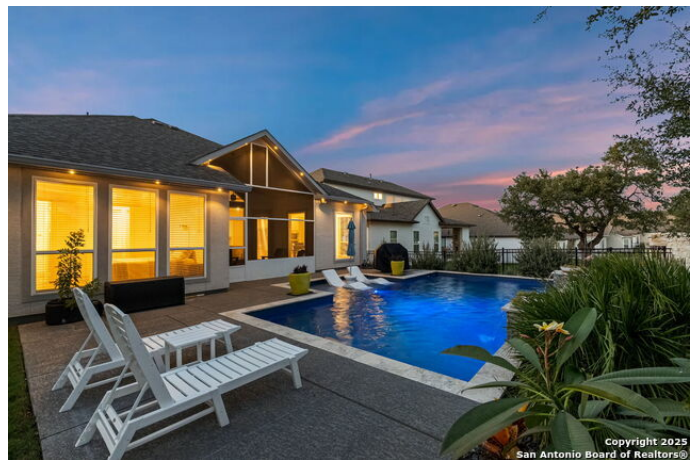
\$625,000

4 Bedroom, 3.00 Bathroom, 2,340 sqft

Residential on 0.18 Acres

ESPERANZA, Boerne, TX

Everyday staycation living awaits in Boerne's highly sought-after Esperanza community with this rare 2023 Chesmar Home. One of the few chances in the neighborhood to enjoy the luxury of your own private pool. This is the one! Architecturally striking with soaring vaulted ceilings and an open-concept design, this single-story residence blends the feel of a brand-new build with the added rarity of a backyard retreat. Still under the builder's structural warranty, it offers peace of mind and true move-in ready comfort in one of the Hill Country's most desirable communities. Ideally located less than 2 miles from SH-46, 5 miles from IH-10, and just 30 minutes from downtown San Antonio, it balances small-town charm with big-city access. Inside, the thoughtfully designed floor plan includes four spacious bedrooms, three full baths, and a dedicated study. The vaulted family room flows seamlessly into the chef's kitchen, where upgraded granite countertops, a built-in gas cooktop, stainless steel appliances, and the breakfast nook create an inviting hub for daily living and entertaining. The primary suite overlooks the pool, with a spa-like bath featuring a walk-in shower, soaking tub, dual granite vanities, and a walk-in closet. Vaulted ceilings extend to the screened covered patio with a ceiling fan, opening to the sparkling pool that serves as the home's showpiece. This resort-style feature boasts a modern design with underwater lighting, dual fountains, and a shallow sun shelf with in-water loungers and



an umbrella for relaxing on warm Texas days. A backdrop of mature oaks, lush landscaping, and planters enhances the private setting, framed by wrought-iron fencing on the sides and a solid stone wall at the rear for both openness and seclusion. Upgrades completed after purchase include luxury vinyl plank flooring in all bedrooms and closets, a water softener, screened patio, Gary Pools in-ground pool, gutters, exterior LED lighting with track system, expanded landscaping with sage plants for privacy, and a full irrigation system. Energy efficiency is built in with a 16+ SEER AC system, radiant barrier, low-E double-pane windows, Energy Star appliances, and ceiling fans throughout. Life in Esperanza offers more than a home; it's a lifestyle. Enjoy low HOA fees and access to premier amenities, including a vibrant community centered around connection, wellness, and lifestyle amenities. At the heart of the neighborhood is The Club, featuring resort-style pools, a lazy river, and event spaces where you gather for celebrations, fitness, and relaxation. Enjoy an active lifestyle with volleyball courts, fire pits, jogging and hiking trails, and a wide variety of organized activities for all ages, from Mommy & Me teas and children's story-time to fitness classes like Pilates, walking groups, and strength training sessions. Seasonal events such as pool parties, food truck nights, snow cone socials, and community garage sales. Available resources like local babysitter listings, HOA tips, even complimentary memberships to the Cibolo Center for Conservation for new homeowners, and more. With no city taxes, long-term savings further enhance the value of this community. Conveniently close shops and dining in historic downtown Boerne. Within a short drive, enjoy upscale destinations such as La Cantera, The Rim, and nearby Hill Country attractions, including wineries in Fredericksburg, Cibolo Center for Conservation, and Cascade

Caverns. The location also provides easy access to military installations, including Joint Base Camp Bullis and Fort Sam Houston. Part of the highly acclaimed Boerne ISD, known for its top-rated schools and strong academic and extracurricular programs. With its rare private pool, unbeatable location, and unmatched community amenities, this home is a true standout, offering a unique opportunity to feel like a permanent vacation.

Built in 2023

Essential Information

MLS® #	1910261
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,340
Acres	0.18
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	221 Vamanos
Area	2506
Subdivision	ESPERANZA
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Pool, Park/Playground, Jogging Trails, Bike Trails, Clubhouse, Volleyball Court
Parking	Attached

Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Telephone, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Carbon Monoxide Detector, 2+ Water Heater Units, City Garbage service
Heating	Central, 1 Unit
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Screened Porch, Stone/Masonry Fence
Lot Description	Mature Trees (ext feat)
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	September 24th, 2025
Days on Market	38

HOA Fees	233.75
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Ana Martinez
Listing Office	Coldwell Banker D'Ann Harper, REALTOR

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