

\$999,900 - 101 Tortuga, Boerne

MLS® #1912328

\$999,900

4 Bedroom, 5.00 Bathroom, 3,424 sqft
Residential on 0.33 Acres

Esperanza - 80' and 90', Boerne, TX

MLS# 1912328 - Built by Drees Custom Homes - Jan 2026 completion! ~ 4 BR,4.5 BA One-Level Design in Boerne, TX. A one-story home that will fit all your needs! The Bianca has a large home office that welcomes you into the home, showcasing a spacious eat-in kitchen with an island. The family foyer and utility area are adjacent to each other, offering plenty of space to store backpacks and sports equipment. A private primary suite has separate vanities and dual closets with a large soaking tub and an oversized shower. Finally, the gameroom allows for that extra space when entertaining.



Built in 2025

Essential Information

MLS® #	1912328
Price	\$999,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,424
Acres	0.33
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Contemporary
Status	Active



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Community Information

Address	101 Tortuga
Area	2506
Subdivision	Esperanza - 80' and 90'
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	BBQ/Grill, Bike Trails, Clubhouse, Controlled Access, Jogging Trails, Park/Playground, Pool, Sports Court, Tennis, Volleyball Court
Pool	None

Interior

Interior	1st Floor Lvl/No Steps, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry in Closet, Laundry Main Level, Laundry Room, Liv/Din Combo, Open Floor Plan, Study/Library, Telephone, Two Living Area, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Carbon Monoxide Detector, Ceiling Fans, Chandelier, City Garbage service, Custom Cabinets, Dishwasher, Disposal, Double Ovens, Down Draft, Dryer Connection, Garage Door Opener, Gas Cooking, Gas Water Heater, Microwave Oven, Plumb for Water Softener, Self-Cleaning Oven, Smoke Alarm, Solid Counter Tops, Stove/Range, Vent Fan, Washer Connection
Heating	1 Unit, Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Double Pane Windows, Patio Slab, Sprinkler System, Wrought Iron Fence
Roof	Composition

Construction	New
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	October 2nd, 2025
Days on Market	26
HOA Fees	193.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Ben Caballero
Listing Office	HomesUSA.com

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