

\$1,324,900 - 222 Laughing Dog, Boerne

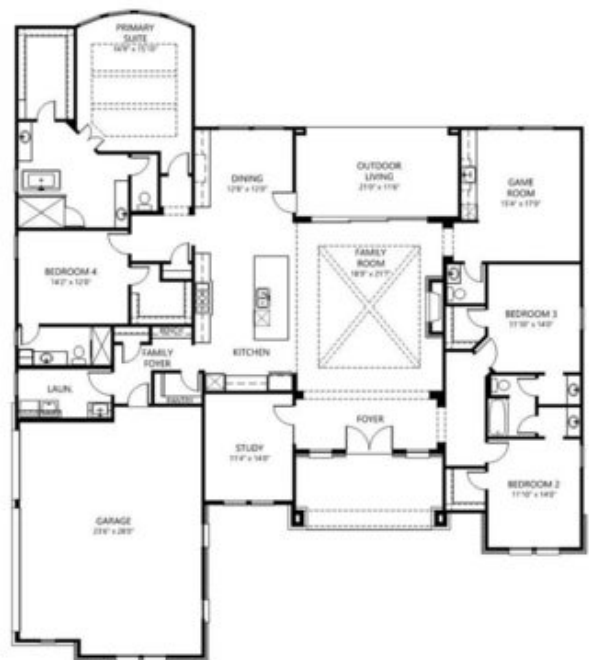
MLS® #1912799

\$1,324,900

4 Bedroom, 4.00 Bathroom, 3,345 sqft
Residential on 1.90 Acres

George's Ranch, Boerne, TX

MLS# 1912799 - Built by Drees Custom Homes - Feb 2026 completion! ~ This stunning single-family home, set to be completed in early 2026, offers a remarkable opportunity for modern living in the highly sought-after George's Ranch community. With a generous total of 3,345 square feet, this residence is designed to cater to both comfort and style, featuring four spacious bedrooms, and four well-appointed bathrooms (three full and one half). Constructed with attention to detail, the home boasts a contemporary design with an emphasis on functionality. The inviting living areas are enhanced by a gas fireplace, an entertainment bar in the game room, and wood beams to complete the look in the great room. The thoughtful layout integrates a blend of carpeting, ceramic tile, and wood flooring throughout, ensuring a harmonious flow from room to room. The kitchen will be a chef's delight with ample space for culinary endeavors to include a 48-inch range top, while the covered patio invites outdoor enjoyment, blending indoor and outdoor living seamlessly. The property features double-pane windows, a comprehensive gutter system, and a well-designed sprinkler system to maintain the lush landscaping. Comfort is paramount with dual heating and cooling systems, ensuring a perfectly controlled environment in every season. Each area of the home is thoughtfully zoned, allowing for personalized climate settings throughout. Situated within the esteemed Boerne school



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district, residents will have access to top-rated educational institutions, including Cibolo Creek Elementary, Voss Middle School, and Champion High School, making this location ideal for families. The home is crafted on a durable slab foundation topped with a stylish metal roof, to ensure longevity.

Built in 2025

Essential Information

MLS® #	1912799
Price	\$1,324,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,345
Acres	1.90
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Ranch, Texas Hill Country
Status	Active

Community Information

Address	222 Laughing Dog
Area	2502
Subdivision	George's Ranch
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Guarded Access, Sports Court
Parking	Side Entry
Pool	None

Interior

Interior	1st Floor Lvl/No Steps, All Bedrooms Downstairs, Attic - Pull Down Stairs, Breakfast Bar, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry Room, Study/Library, Two Living Area, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Carbon Monoxide Detector, Ceiling Fans, Cook Top, Custom Cabinets, Dishwasher, Disposal, Dryer Connection, Garage Door Opener, Gas Cooking, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Pre-Wired for Security, Private Garbage Service, Propane Water Heater, Self-Cleaning Oven, Smoke Alarm, Solid Counter Tops, Washer Connection, Wet Bar
Heating	2 Units, Central, Zoned
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Logs Included, Glass/Enclosed Screen, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Cement Fiber, Stone/Rock, Stucco
Exterior Features	Covered Patio, Double Pane Windows, Has Gutters, Sprinkler System
Roof	Metal
Construction	New
Foundation	Slab

School Information

District	Boerne
Middle	Voss Middle School
High	Boerne

Additional Information

Date Listed	October 4th, 2025
Days on Market	31
HOA Fees	770.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Ben Caballero
Listing Office	HomesUSA.com

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