

\$1,275,000 - 37 Radiance, Boerne

MLS® #1916009

\$1,275,000

4 Bedroom, 4.00 Bathroom, 3,450 sqft

Residential on 3.14 Acres

DIAMOND RIDGE, Boerne, TX

Welcome to Diamond Ridge, one of Boerne's most prestigious gated communities where privacy, and Hill Country views converge. Nestled on a 3.14-acre corner lot, this elegant one-story custom home built by Rittiman Custom Homes embodies timeless craftsmanship with a contemporary Texas flair. Step inside to find a bright, open layout highlighted by high ceilings, wood and tile floors, and expansive windows that capture stunning Hill Country scenery. The spacious living room with stone fireplace flows seamlessly into the formal dining area and gourmet kitchen, designed for both entertaining and everyday living. The kitchen features a large island, custom cabinetry, solid countertops, gas cooking, stainless-steel appliances, walk-in pantry, and abundant storage perfect for the home chef. The primary suite is a true retreat with dual walk-in closets, high ceilings, and a spa-inspired bath featuring a whirlpool tub, separate shower, and double vanities. Three additional bedrooms and three and a half baths ensure comfort for family and guests alike. A dedicated study offers the perfect space for remote work or reading. Relax or entertain on the covered patio with outdoor kitchen overlooking the stunning infinity-edge pool and spa, surrounded by wrought-iron fencing, hill country views, and wide open skies. Enjoy the peaceful setting of Diamond Ridge, featuring controlled access, tennis and basketball courts, clubhouse, BBQ area, fishing pond, and a true community feel.



Just minutes from historic downtown Boerne, you'll have easy access to I-10, San Antonio, and Hill Country favorites like wineries, shopping, golf, and outdoor recreation. 37 Radiance delivers an extraordinary Hill Country lifestyle beautifully designed, impeccably maintained, and move-in ready. Schedule your private showing today and experience the balance of comfort, and panoramic views that make this home truly exceptional.

Built in 2017

Essential Information

MLS® #	1916009
Price	\$1,275,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,450
Acres	3.14
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active Option

Community Information

Address	37 Radiance
Area	2501
Subdivision	DIAMOND RIDGE
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Park/Playground, Jogging Trails, Sports Court,
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	BBQ/Grill
Has Pool	Yes
Pool	In Ground Pool, AdjoiningPool/Spa, Pool is Heated

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Gas Grill, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector, Propane Water Heater, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Covered Patio, Gas Grill, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Has Gutters, Outdoor Kitchen
Lot Description	Corner, Cul-de-Sac/Dead End, County Vlew, 2 - 5 Acres
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Fabra
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	October 16th, 2025
Days on Market	18
HOA Fees	1595.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Andrew Lake
Listing Office	White Label Realty

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