

\$554,990 - 120 Simpatico, Boerne

MLS® #1526607

\$554,990

4 Bedroom, 3.00 Bathroom, 2,437 sqft
Residential on 0.20 Acres

ESPERANZA - KENDALL COUNTY, Boerne, TX

1 story Hill Country style home with a brick and stone exterior has 2437 square feet, 4 bedrooms, 3 full bathrooms, a flex room and 2.5 car garage. Features include: high ceilings, luxury vinyl plank flooring, 8 foot doors, a Smart Home package, full landscaping and automatic recycled water sprinkler system. The open concept kitchen has stainless steel 36 inch Whirlpool gas cooktop, built in oven and microwave, white 42" cabinets. The family room, kitchen and breakfast room lead to a covered outdoor patio with a tongue and groove ceiling. Our award winning concept "Flex Room" can be used as an office, media or play room. Lastly, the master suite has a well-appointed master bathroom with a large separate tub and shower, dual vanities and big walk-in closet.

Built in 2020

Essential Information

MLS® #	1526607
Price	\$554,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,437
Acres	0.20
Year Built	2020
Type	Residential



Sub-Type	Single Family Detached
Style	One Story, Contemporary, Traditional
Status	Pending

Community Information

Address	120 Simpatico
Subdivision	ESPERANZA - KENDALL COUNTY
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Basketball Court, Bike Trails
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Attic - Attic Fan, Game Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener, In Wall Pest Control, Plumb for Water Softener, Solid Counter Tops, Carbon Monoxide Detector, City Garbage service, Attic Fan
Heating	Central
Cooling	One Central, Zoned
Fireplaces	Not Applicable
# of Stories	1
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows, Has Gutters

Lot Description	Corner, On Greenbelt, Level
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Herff
Middle	Boerne Middle N
High	Boerne

Listing Details

Listing Office	Details Communities, Ltd.
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