

# \$399,990 - 117 Simpatico, Boerne

MLS® #1483143

## \$399,990

3 Bedroom, 2.00 Bathroom, 2,021 sqft  
Residential on 0 Acres

ESPERANZA - KENDALL COUNTY, Boerne, TX

Modern one story home with stone, stucco and metal roof accents. This home host 2 guest bedrooms, private study and 2 full bathrooms. Calm neutral tones decorate this home. Open kitchen island over looks the dining area and family room. Spacious master suite with bay window accents, walk-in closet along with a soaking tub and separate shower. Large covered patio with a gas connection to use for future BBQ nights, Great value!

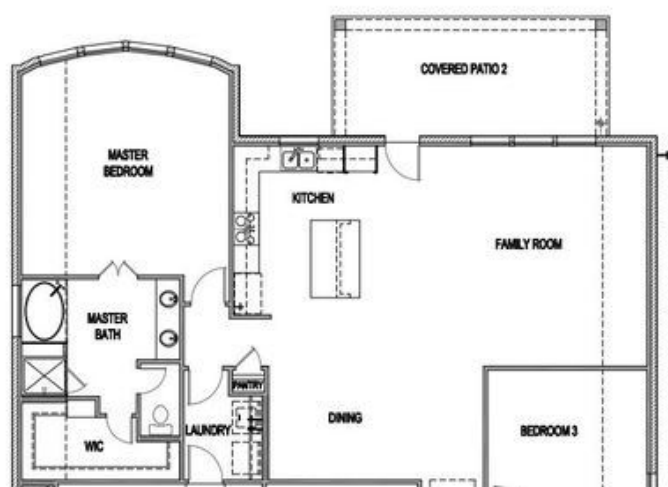
Built in 2020

## Essential Information

MLS® #	1483143
Price	\$399,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,021
Acres	0.16
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Active

## Community Information

Address	117 Simpatico
Area	2506



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, Bike Trails, Basketball Court
Parking	Two Car Garage, Attached
Pool	None

### **Interior**

Interior	One Living Area, Liv/Din Combo, 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
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, Attic Fan, Gas Water Heater, Garage Door Opener, In Wall Pest Control, Plumb for Water Softener, Solid Counter Tops, Carbon Monoxide Detector, City Garbage service
Heating	Central
Cooling	One Central, Zoned
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

### **Exterior**

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows, Has Gutters
Lot Description	Corner, Level
Roof	Composition
Construction	New
Foundation	Slab

### **School Information**

District	Boerne
Elementary	Herff
Middle	Boerne Middle N
High	Boerne

### **Additional Information**

Date Listed	September 14th, 2020
Days on Market	73
HOA Fees	700.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Details Communities, Ltd.
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