

\$792,400 - 220 Corazon, Boerne

MLS® #1879756

\$792,400

4 Bedroom, 4.00 Bathroom, 3,271 sqft
Residential on 0.30 Acres

Esperanza, Boerne, TX

UPDATE!!! PRICE IMPROVEMENT in Esperanza! Stunning One-story Highland Home, where luxurious upgrades meet everyday comfort on a premium oversized lot and a highly sought-after layout. This thoughtfully designed residence features 4 spacious bedrooms and 4 full bathrooms, including 3 private ensuites, offering comfort and privacy for everyone. The extended primary suite is a true owner's retreat, featuring a serene spa-style bath, oversized glass enclosed shower & upgraded rain shower heads along with a generously oversized walk-in closet. From the elegant wood-look porcelain tile flooring to the custom 4-inch wood plantation shutters throughout, every detail has been elevated. The heart of the home-an open-concept chef's kitchen-boasts upgraded Electrolux appliances, a reverse osmosis water filter, and a beautiful island layout with stunning backsplash, ideal for cooking and entertaining. There's room for everyone to enjoy conversations via kitchen, the keeping room set by the cozy fireplace for fall and winter evenings and the open living concept. Step into the media room, already pre-wired for a home theatre movie nights & football season! Designed with modern living in mind, the home features CAT6 networking throughout and wired speakers in the living room, patio, and garage. Outside, the extended patio and expansive side yards offer the perfect setting for weekend barbecues with gas hookup for



the grill and a future pool, if you desire. A 3-car garage and full sprinkler system round out the incredible functionality of this home. This rare single-story gem brings together timeless style, smart design, and upscale upgrades in one of Boerne's most desirable communities, Esperanza. Esperanza is known for it's stellar amenities including a lazy river pool, splash pad, workout facilities, miles of walking trails, dog park and Boerne ISD- Herff Elementary. This home is ready to move in now! Schedule your showing today and get moved in before school starts! A single story 4 bed/4bath with all the upgrades at this price is hard to find, don't wait!

Built in 2022

Essential Information

MLS® #	1879756
Price	\$792,400
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,271
Acres	0.30
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	220 Corazon
Area	2502
Subdivision	Esperanza
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails, BBQ/Grill
Parking	Attached
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Down Draft, Solid Counter Tops, Carbon Monoxide Detector, City Garbage service, Central Vacuum
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Sprinkler System
Lot Description	1/4 - 1/2 Acre
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	June 28th, 2025
Days on Market	128
HOA Fees	300.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Amy Boehm
Listing Office	Keller Williams Boerne

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