

\$949,900 - 105 Tortuga, Boerne

MLS® #1891201

\$949,900

4 Bedroom, 4.00 Bathroom, 3,300 sqft
Residential on 0.30 Acres

ESPERANZA, Boerne, TX

Home office with French doors set at entry with 12-foot ceiling. Extended entry leads to open family room, dining area and kitchen with 16-foot ceilings throughout. Family room features fireplace and wall of windows. Kitchen features walk-in pantry, generous counter space and oversized island with built-in seating space. Game room with wall of windows just off dining area. Primary suite includes bedroom with wall of windows. Primary bath features 11-foot ceiling, dual vanities, garden tub, separate glass-enclosed shower and two walk-in closets. A Hollywood bath adds to this spacious four-bedroom home. Covered backyard patio with 16-foot ceiling. Mud room off three car-garage.

Built in 2025

Essential Information

MLS® #	1891201
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,300
Acres	0.30
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached



Style	One Story, Texas Hill Country
Status	Price Change

Community Information

Address	105 Tortuga
Area	2502
Subdivision	ESPERANZA
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails, Sports Court
Parking	Attached
Pool	None

Interior

Interior	Three Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Pre-Wired for Security, Garage Door Opener, Plumb for Water Softener
Heating	Heat Pump
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room, Gas Starter
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry, Stucco
Exterior Features	Covered Patio, Sprinkler System, Has Gutters
Lot Description	County Vlew, 1/4 - 1/2 Acre

Roof	Heavy Composition
Construction	New
Foundation	Slab

School Information

District	Boerne
Elementary	Herff
Middle	Boerne Middle S
High	Boerne

Additional Information

Date Listed	August 8th, 2025
Days on Market	86
HOA Fees	935.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Lee Jones
Listing Office	Perry Homes Realty, LLC

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