

LAS BRISAS AT



This wooded, gated, hill country community provides quiet privacy and luxury with the benefit of being located in charming Boerne. The prestigious community of Las Brisas at Esperanza provides a small enclave of 36 lots, is surrounded by scenic hill country views and the best Boerne has to offer in shopping and dining are right around the corner. With all its character, charm, and abundance of outdoor activities, Boerne is one of the most desirable cities in Texas! Open one and two-story homes with a large selection of lots providing a greenbelt as your backyard, Las Brisas will fit your family's lifestyle for years to come!

Las Brisas at Esperanza

- Homes from 1,800 to 3,400 square feet
- Priced from the low \$300's
- Regency Collection

Schools

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|---|--------------|
| Boerne Independent School District www.boerne-isd.net | 830-357-2000 |
| Cibolo Creek Elementary 300 Herff Ranch Blvd., Boerne 78006 | 830-357-4400 |
| Boerne Middle School 240 W. Johns Rd., Boerne 78006 | 830-357-3100 |
| Boerne High School One Greyhound Ln., Boerne 78006 *Developed land for future elementary school on property | 830-357-2200 |

Homeowners Association

First Service Residential
7 Lakeway Centre Court, Suite 102, Austin, TX 78734
512-537-1974
carlos.jimenez@fsresidential.com
www.fsresidentialaustin.com
HOA dues: \$700 billed \$175/quarter

Utilities

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|--|--------------|
| Electric: Pedernales Electric | 830-868-7155 |
| Gas: City of Boerne | 830-249-9511 |
| Water: City of Boerne | 830-248-1538 |
| Trash: City of Boerne | 830-248-1538 |
| Septic: City of Boerne | 830-248-1538 |
| Technology Services: GVTC | 830-885-4411 |
| Fire Dept.: Boerne Volunteer Fire Dept. | 830-249-3644 |
| Post Office - 607 E Blanco Rd. Boerne, TX 78006 | 830-249-2414 |

Nearby Shopping & Recreation

- Cascade Caverns
- River Road Park
- Cibolo Nature Center
- Enchanted Springs Ranch
- Guadalupe River State Park
- Dominion Country Club
- Fair Oaks Country Club
- Hill Country Mile
- Boerne Lake
- City Park
- Shops at La Canterra
- Canyon Lake
- Fiesta Texas
- The Rim
- HEB Plus

Community Features

- Prestigious Schools
- Gated Community
- Hill Country Architecture
- 350 acres of open space
- Boerne's only true master planned community

Tax Information

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|---------------------------------|---------------|
| Kendall County | .4127 |
| Boerne ISD | 1.3160 |
| Cow Creek Groundwater | .0050 |
| Kendall County WCID 2 | .9500 |
| Total Estimated Tax Rate | 2.6837 |

Model Home

103 Palisades
Boerne, TX 78006

Sales Associate

Ryan Turner • (210) 913-7752
rturner@sfhtx.com

Directions

From I-10 W take the exit #542 for Main St./Business 87. Continue 2 miles then take a slight right turn onto River Rd./46 East. Continue 2.2 miles, Esperanza will be on your left. Turn left onto Esperanza Blvd. Then turn left onto Palisades. The model home will be on your right at 103 Palisades.

