

\$1,050,000 - 136 W Evergreen Street, Boerne

MLS® #590492

\$1,050,000

4 Bedroom, 3.00 Bathroom, 2,892 sqft

Residential on 0.60 Acres

Dienger Add, Boerne, Texas

SELLER INVESTED \$200,000 IN THOUGHTFUL RENOVATIONS THROUGHOUT THE HOME (THIS AMOUNT INCLUDES A NEW ROOF). WELCOME TO 136 W EVERGREEN A RARE HISTORIC GEM IN THE HEART OF DOWNTOWN BOERNE. THIS BEAUTIFULLY RESTORED HOME OFFERS THE PERFECT BLEND OF TIMELESS CHARACTER AND MODERN COMFORT, WITH UPDATES THROUGHOUT. FEATURING 4 BEDROOMS AND 3 FULL BATHROOMS, THIS ONE OF A KIND PROPERTY SITS ON A PEACEFUL LOT WITH RIVER VIEWS, WHERE DUCKS OFTEN STROLL THROUGH THE YARD. WITH PARKING FOR 8+ VEHICLES AND WHEELCHAIR ACCESSIBILITY, THE HOME IS AS FUNCTIONAL AS IT IS CHARMING. WHETHER YOU'RE RELAXING OUTDOORS, GARDENING, OR THINKING ABOUT FUTURE EXPANSION, THIS SPACE OFFERS HILL COUNTRY SERENITY, ALL JUST STEPS FROM MAIN STREET. INSIDE, YOU'LL FIND A BRIGHT, OPEN LAYOUT WITH ORIGINAL DETAILS AND MODERN FINISHES THROUGHOUT. THE PRIMARY SUITE FEATURES A COZY WOOD-BURNING STOVE, PERFECT FOR COOL BOERNE NIGHTS. THERE ARE THREE ADDITIONAL BEDROOMS AND TWO FULL BATHROOMS, GIVING EVERYONE THEIR OWN SPACE. A FLEX SITTING ROOM WITH BARN DOORS CAN BE USED AS A HOME OFFICE, GYM, PLAYROOM, OR



GUEST ROOM. THE SECONDARY LIVING AREA FEATURES CREEK VIEWS AND DIRECT OUTDOOR ACCESS IDEAL FOR ENTERTAINING. OUTSIDE, THE SPACIOUS YARD OFFERS PLENTY OF ROOM TO ADD A POOL, OUTDOOR KITCHEN, OR YOUR OWN CUSTOM OASIS A RARE FIND IN DOWNTOWN BOERNE. A CHARMING COVERED PORCH OFF THE MAIN LIVING ROOM INVITES RELAXED MOMENTS WITH SERENE CREEK VIEWS. THE LARGE, OPEN KITCHEN IS PERFECT FOR COOKING, HOSTING, AND MAKING MEMORIES. THIS HOME OFFERS THE FREEDOM TO LIVE YOUR WAY, WITH NO HOA AND A THOUGHTFUL LAYOUT THAT WELCOMES ALL. WALKING DISTANCE TO ST. PETER THE APOSTLE CATHOLIC SCHOOL (WITH A NEW BUILDING EXPECTED IN 2026), QUICK ACCESS TO I-10, JUST 20 MINUTES TO SAN ANTONIO OR COMFORT, AND EASY WALKABILITY TO SHOPS, RESTAURANTS, TRAILS, AND BOERNE'S VIBRANT MAIN STREET. DON'T MISS THIS RARE OPPORTUNITY TO OWN A PIECE OF BOERNE'S HISTORY WITH SPACE, STYLE, AND AN UNBEATABLE LOCATION. OWNER FINANCE AVAILABLE.

Built in 2000

Essential Information

MLS® #	590492
Price	\$1,050,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,892
Acres	0.60
Year Built	2000
Type	Residential

Sub-Type	Single Family
Style	Historic/Antique, Traditional
Status	Active

Water Feature/View

View	Other
Is Waterfront	Yes

Community Information

Address	136 W Evergreen Street
Subdivision	Dienger Add
City	Boerne
County	Kendall
State	Texas
Zip Code	78006

Amenities

Utilities	Cable Available, Electricity Available, Trash Collection Public, Other, See Remarks
Features	Other, See Remarks, Trails/Paths

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Refrigerator, Some Electric Appliances, Microwave, Multiple Water Heaters
Heating	Electric
Cooling	Electric, TwoUnits
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Other, See Remarks, Outdoor Grill, Porch, Rain Gutters
Roof	Composition, Shingle
Construction	Other, See Remarks
Foundation	Pillar/Post/Pier

School Information

District	Boerne ISD
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Additional Information

Date Listed August 25th, 2025

Days on Website 48

Days on Market 37

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