\$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

Additional Information

Date Listed August 25th, 2025

Days on Website 69
Days on Market 37

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