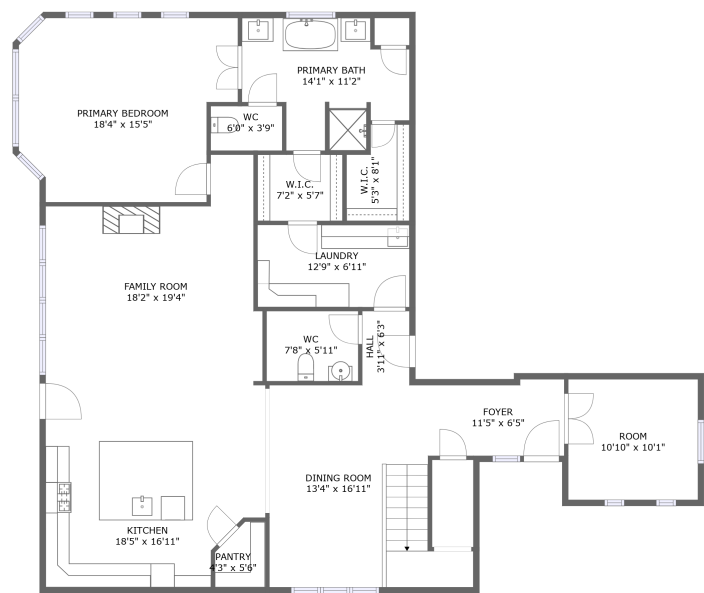
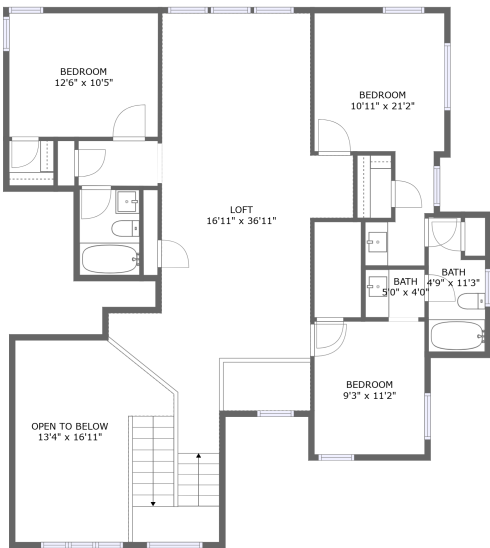


Home report

76 Simpatico, Boerne, Texas 78006, United States




FLOOR 1




FLOOR 2


Property summary




0
Garages




4
Bedrooms




2
Bathrooms




1
Half baths



2
Floors



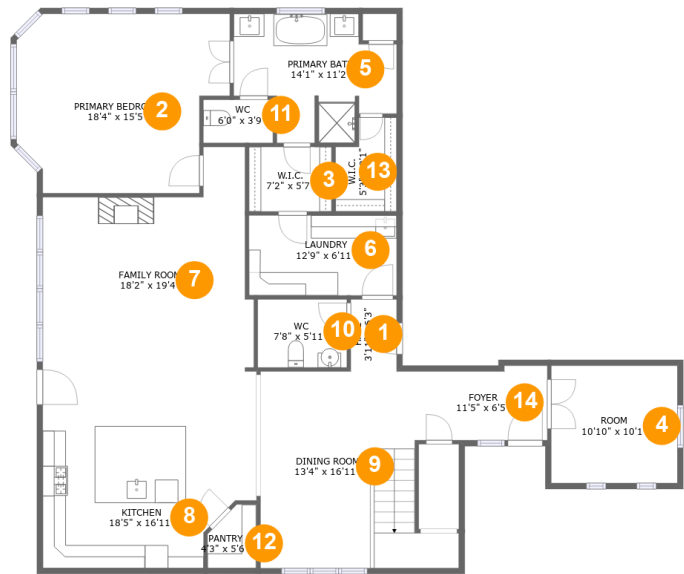
3,108
Gross living
area sqft



3,298
Total sqft

Home report

76 Simpatico, Boerne, Texas 78006, United States



Room dimensions

Floor 1

Total sqft: 1839

Living area: 1839

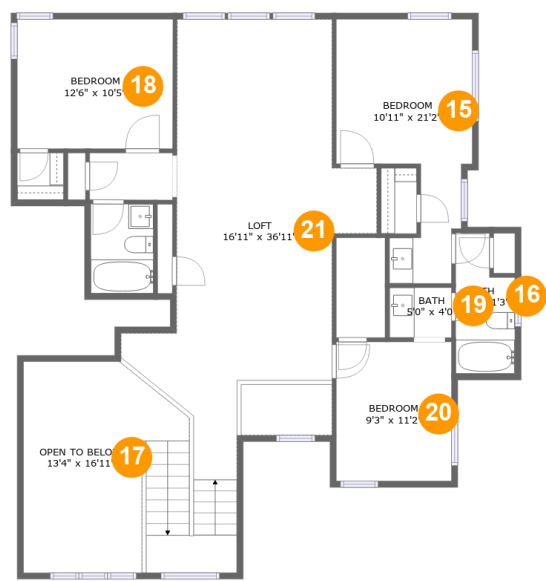
| # | | Max Dimensions | sqft | Included |
|----|-----------------|----------------|------------|----------|
| 1 | Hall | 3'11" x 6'3" | 25 sq. ft | Yes |
| 2 | Primary Bedroom | 18'4" x 15'5" | 252 sq. ft | Yes |
| 3 | W.I.C. | 7'2" x 5'7" | 40 sq. ft | Yes |
| 4 | Room | 10'10" x 10'1" | 110 sq. ft | Yes |
| 5 | Primary Bath | 14'1" x 11'2" | 122 sq. ft | Yes |
| 6 | Laundry | 12'9" x 6'11" | 88 sq. ft | Yes |
| 7 | Family Room | 18'2" x 19'4" | 281 sq. ft | Yes |
| 8 | Kitchen | 18'5" x 16'11" | 289 sq. ft | Yes |
| 9 | Dining Room | 13'4" x 16'11" | 237 sq. ft | Yes |
| 10 | WC | 7'8" x 5'11" | 45 sq. ft | Yes |
| 11 | WC | 6'0" x 3'9" | 22 sq. ft | Yes |

76 Simpatico, Boerne, Texas 78006, United States

| # | | Max Dimensions | sqft | Included |
|----|--------|----------------|-----------|----------|
| 12 | Pantry | 4'3" x 5'6" | 20 sq. ft | Yes |
| 13 | W.I.C. | 5'3" x 8'1" | 38 sq. ft | Yes |
| 14 | Foyer | 11'5" x 6'5" | 69 sq. ft | Yes |

Home report

76 Simpatico, Boerne, Texas 78006, United States



Room dimensions

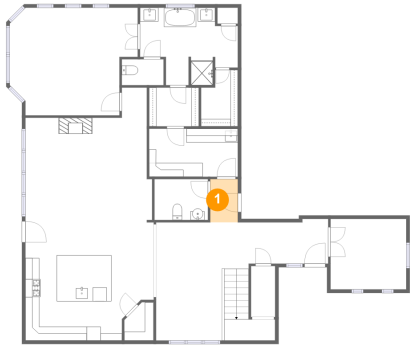
Floor 2

Total sqft: 1459

Living area: 1269

| # | | Max Dimensions | sqft | Included |
|----|---------------|-----------------|------------|----------|
| 15 | Bedroom | 10'11" x 21'2" | 163 sq. ft | Yes |
| 16 | Bath | 4'9" x 11'3" | 46 sq. ft | Yes |
| 17 | Open To Below | 13'4" x 16'11" | 172 sq. ft | No |
| 18 | Bedroom | 12'6" x 10'5" | 129 sq. ft | Yes |
| 19 | Bath | 5'0" x 4'0" | 20 sq. ft | Yes |
| 20 | Bedroom | 9'3" x 11'2" | 103 sq. ft | Yes |
| 21 | Loft | 16'11" x 36'11" | 533 sq. ft | Yes |

1 Floor 1 - Hall



Max Dimensions: 3'11" x 6'3"
Calculated Area: 25 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Primary Bedroom



Max Dimensions: 18'4" x 15'5"
Calculated Area: 252 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

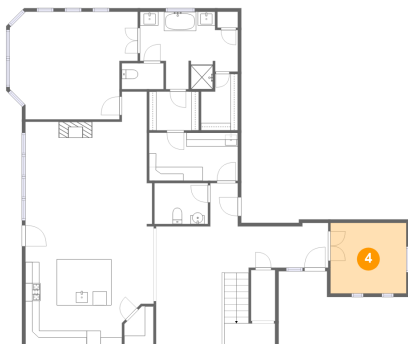
3 Floor 1 - W.I.C.



Max Dimensions: 7'2" x 5'7"
Calculated Area: 40 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

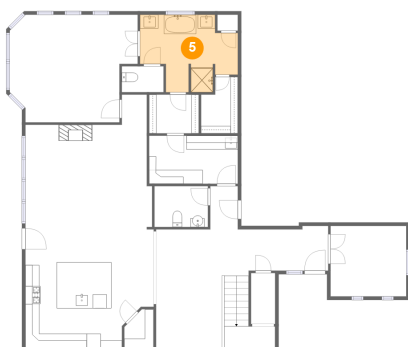
4 Floor 1 - Room



Max Dimensions: 10'10" x 10'1"
Calculated Area: 110 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Primary Bath



Max Dimensions: 14'1" x 11'2"
Calculated Area: 122 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

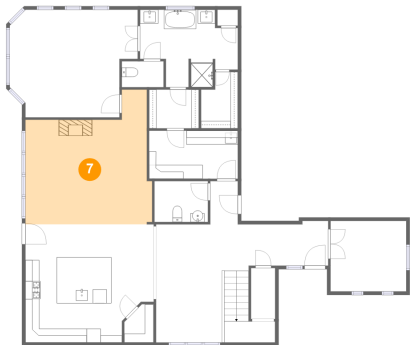
6 Floor 1 - Laundry



Max Dimensions: 12'9" x 6'11"
Calculated Area: 88 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

7 Floor 1 - Family Room



Max Dimensions: 18'2" x 19'4"
Calculated Area: 281 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - Kitchen



Max Dimensions: 18'5" x 16'11"
Calculated Area: 289 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

9 Floor 1 - Dining Room



Max Dimensions: 13'4" x 16'11"
Calculated Area: 237 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10 Floor 1 - WC



Max Dimensions: 7'8" x 5'11"
Calculated Area: 45 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

11 Floor 1 - WC



Max Dimensions: 6'0" x 3'9"
Calculated Area: 22 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

12 Floor 1 - Pantry



Max Dimensions: 4'3" x 5'6"
Calculated Area: 20 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

13 Floor 1 - W.I.C.



Max Dimensions: 5'3" x 8'1"
Calculated Area: 38 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

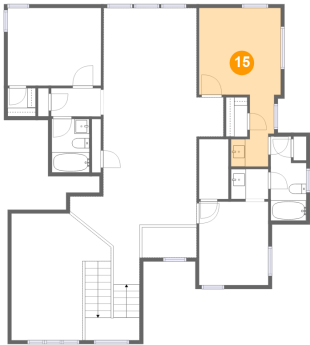
14 Floor 1 - Foyer



Max Dimensions: 11'5" x 6'5"
Calculated Area: 69 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

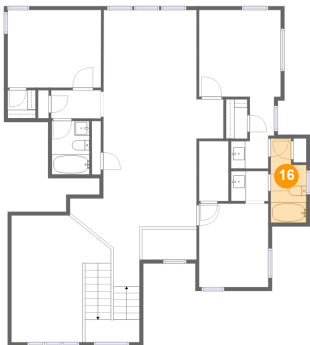
15 Floor 2 - Bedroom



Max Dimensions: 10'11" x 21'2"
Calculated Area: 163 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

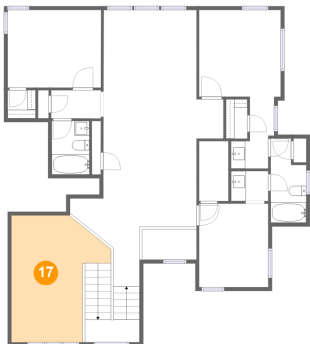
16 Floor 2 - Bath



Max Dimensions: 4'9" x 11'3"
Calculated Area: 46 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

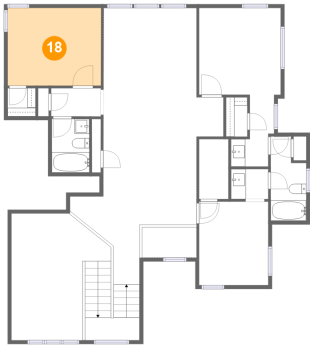
17 Floor 2 - Open To Below



Max Dimensions: 13'4" x 16'11"
Calculated Area: 172 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: No
Wet space: No
Addition: No
Conversion: No

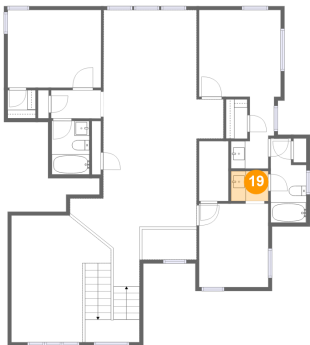
18 Floor 2 - Bedroom



Max Dimensions: 12'6" x 10'5"
Calculated Area: 129 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

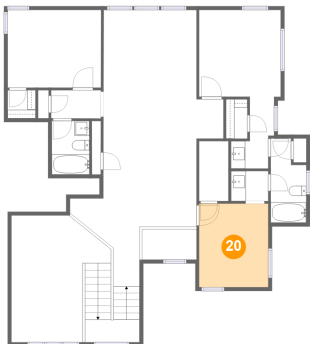
19 Floor 2 - Bath



Max Dimensions: 5'0" x 4'0"
Calculated Area: 20 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

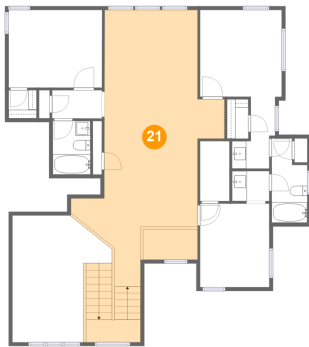
20 Floor 2 - Bedroom



Max Dimensions: 9'3" x 11'2"
Calculated Area: 103 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

21 Floor 2 - Loft



Max Dimensions: 16'11" x 36'11"
Calculated Area: 533 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No