

\$1,550,000 - 7140 Rolling Acres Trail, Fair Oaks Ranch

MLS® #1697582

\$1,550,000

4 Bedroom, 4.00 Bathroom, 3,089 sqft
Residential on 10.03 Acres

FAIR OAKS RANCH, Fair Oaks Ranch, TX

Completely remodeled single story on 10 acres with long range views! Landscaping is currently being installed. Welcome to this stunning Hill Country Oasis where tranquility and high-end design cohesively blend to create a lavish masterpiece that will have you feeling right at home as you enter the private gated entry! The breathtaking views immediately demand your attention and the sprawling ten-acre grounds further enhance the beauty of this picturesque property. The single-story home has been completely remodeled! Upon entering, the foyer unveils the sophisticated design and atmosphere of relaxed elegance that continues throughout the interior - creating magazine worthy rooms! The entertaining enthusiast will appreciate the open floor plan, which has been perfectly executed, and allows ease of movement when hosting! The Great room features a floor to ceiling stone fireplace and opens to the gourmet kitchen. The Chef's kitchen features quartzite counter tops, stainless steel appliances, gas cooking and a sitting bar! Flanked on each side of the kitchen are spacious dining areas and a serving bar with a wine refrigerator and open shelves. You will also take note of the walls of seamless glass windows throughout the interior which provides natural lighting and calming property views. Luxury appointments include distressed hardwood flooring, designer fixtures and hardware, intricate backsplashes and soothing tones! The impressive owner's retreat features



serene views! The suite also features a quaint sitting area and outside access. The artistic spa-infused bath is complete with dual vanities, quartzite counter tops, a sitting vanity, intricate flooring design, seamless glass shower with a striking intricate tile wall and seamless glass door entries. The secondary bedrooms are equally impressive and are split from the master. Secondary baths also feature intricate finishes and appointments. For year-round enjoyment the grounds are perfect for relaxed living and grand gatherings! The property is fully fenced and crossed fenced; there is room for your animals to roam freely and graze! The property also has a new septic system, HVAC's, water heaters, roof, plumbing and wiring. Come experience the peace and tranquility of this unique Hill Country showstopper!

Built in 1979

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1697582
List Price	\$1,550,000
Sale Price	\$1,400,000
Sale Date	March 4th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,089
Acres	10.03
Year Built	1979
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Sold

Community Information

Address	7140 Rolling Acres Trail
Subdivision	FAIR OAKS RANCH
City	Fair Oaks Ranch
County	Kendall
State	TX
Zip Code	78015-4021

Amenities

Amenities	None
Parking	Two Car Garage, Attached, Side Entry
Pool	None

Interior

Interior	One Living Area, Two Eating Areas, All Bedrooms Downstairs, Attic - Partially Floored, Attic - Pull Down Stairs, Cable TV Available, Eat-In Kitchen, High Speed Internet, Island Kitchen, Laundry Room, Open Floor Plan, Pull Down Storage, Skylights, Separate Dining Room, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Chandelier, Ceiling Fans, Carbon Monoxide Detector, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Gas Cooking, Microwave Oven, Plumb for Water Softener, Private Garbage Service, Self-Cleaning Oven, Solid Counter Tops, Smoke Alarm, Stove/Range, 2+ Water Heater Units, Vent Fan, Washer Connection
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, One, Stone/Rock/Brick, Wood Burning
# of Stories	1
Stories	1

Exterior

Exterior	Stone/Rock, 4 Sides Masonry, Wood
Exterior Features	Cross Fenced, Covered Patio, Double Pane Windows, Dog Run Kennel, Patio Slab, Ranch Fence, Storage Building/Shed, Mature Trees
Lot Description	5 - 14 Acres, County Vlew, Horses Allowed, Mature Trees (ext feat), Partially Wooded, Sloping
Roof	Metal
Construction	Pre-Owned

Foundation Slab

School Information

District Boerne ISD

Elementary Call District

Middle Call District

High Call District