

\$1,175,000 - 267 Ranch Pass, Fair Oaks Ranch

MLS® #1742278

\$1,175,000

4 Bedroom, 4.00 Bathroom, 3,275 sqft
Residential on 1.05 Acres

STONE CREEK RANCH, Fair Oaks Ranch, TX

This sophisticated, single-story home located in the privately gated community of Stone Creek Ranch, cohesively blends modern finishes and stylish decor accents to create superb indoor and outdoor living spaces! Upon entry, the home reveals its fine appointments, from the neutral color palette to the distressed hardwood flooring and detailed ceiling treatments. Additional appointments and upgrades include detailed tile backsplashes, custom built-ins and bookshelves, decorative lighting, privacy shades and 7" baseboards. The great room is completed with a vaulted ceiling with exposed beams, a limestone fireplace and a set of double doors opening to the al fresco living spaces. The chef will appreciate the gourmet kitchen that is well-equipped with stainless steel appliances, gas cooking, double ovens, sitting bar, island with a veggie sink and walk-in pantry. The breakfast nook is ideal for everyday meals, while the formal dining area is spacious enough for Sunday brunches and holiday gatherings. A haven of relaxation, the owner's retreat features an entry hall, grand bedroom suite with sitting room, natural lighting and serene backyard views. The spa-infused bath features separate vanities, plus a sitting vanity, garden tub, a seamless glass shower and dual wardrobe rooms. There are three additional spacious bedrooms, each boasting a walk-in closet. The study features a walk-in closet and adjoining full bath and could be used as a 5th bedroom or flex room. For year-round



enjoyment, the backyard oasis will not disappoint! Upgraded amenities include a custom pool with soothing water features, an adjoining spa and lounging deck, meandering stone pathways, fire pit and open sitting areas. The patio is complete with an outdoor kitchen, coyote grill, beverage cooler and sink. The sprawling lawns welcome leisurely play and are perfect for pets! For housing your vehicles, the attached 3-car garage affords ample space for your vehicles and includes storage space and convenient hanging racks. You'll simply love coming home to this beautiful property!

Built in 2014

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1742278
List Price	\$1,175,000
Sale Price	\$1,200,000
Sale Date	February 23rd, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,275
Acres	1.05
Year Built	2014
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary, Texas Hill Country
Status	Sold

Community Information

Address	267 Ranch Pass
Subdivision	STONE CREEK RANCH
City	Fair Oaks Ranch
County	Kendall
State	TX
Zip Code	78015-8353

Amenities

Amenities	Controlled Access, Pool, Park/Playground, Clubhouse
Parking	Attached, Oversized, Side Entry
Has Pool	Yes
Pool	Adjoining Pool/Spa, In Ground Pool, Pool is Heated, Pools Sweep

Interior

Interior	One Living Area, Separate Dining Room, Two Eating Areas, Utility Room Inside, High Speed Internet, Laundry Main Level, Walk in Closets, 1st Floor Lvl/No Steps, All Bedrooms Downstairs, Attic - Pull Down Stairs, Breakfast Bar, Eat-In Kitchen, High Ceilings, Island Kitchen, Open Floor Plan, Study/Library, Walk-In Pantry
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Disposal, Dishwasher, Built-In Oven, Chandelier, City Garbage service, Cook Top, Double Ovens, Electric Water Heater, Garage Door Opener, Gas Grill, Gas Cooking, Water Softener (owned), Solid Counter Tops, Smoke Alarm
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Gas Logs Included, One, Stone/Rock/Brick
# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Stucco
Exterior Features	Covered Patio, Wrought Iron Fence, Sprinkler System, Has Gutters, Gas Grill, Outdoor Kitchen, Patio Slab, Special Yard Lighting, Mature Trees
Lot Description	1 - 2 Acres, Mature Trees (ext feat)
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne ISD
Elementary	Call District
Middle	Call District
High	Call District