

# \$1,390,000 - 7935 Rolling Acres Trail, Fair Oaks Ranch

MLS® #1752355

---

## \$1,390,000

5 Bedroom, 5.00 Bathroom, 4,146 sqft  
Residential on 5.14 Acres

FAIR OAKS RANCH, Fair Oaks Ranch, TX

Exquisite 5BR, 3 full/2 half bath custom-built Colonial Ranch home on a +/- 5.1-acre horse ranch, fully fenced & cross-fenced on a corner lot. Inside this impressive Smart home are 8-foot doors, plantation shutters, hardwood flooring and a large mudroom. The gourmet kitchen comes equipped with stainless steel appliances, double oven, large walk-in pantry, ice machine and wine/beverage refrigerator. On the main level you will find the master suite boasting an oversized shower, his and her vanities and a huge walk in closet with an adjoining laundry room. The 2nd story has 2 bedrooms, large bathroom and a family room with an additional laundry room and large balcony. The 3rd story has 2 additional bedrooms and a bathroom. The outdoor oasis has a heated pool and spa with a waterfall feature. Nestled among mature trees is lighted arena with a pen, covered viewing deck, six-stall barn with two tack rooms, a wash rack and 2 additional stalls in an outbuilding. You have plenty of room to park trailers, hook up your RV and head out on the 11 miles of trails in the beautiful community of Fair Oaks Ranch!



Built in 1996

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1752355
List Price	\$1,390,000

Sale Price	\$1,360,000
Sale Date	April 22nd, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,146
Acres	5.14
Year Built	1996
Type	Residential
Sub-Type	Single Family Detached
Style	Ranch, 3 or More, Colonial, Texas Hill Country
Status	Sold

### Community Information

Address	7935 Rolling Acres Trail
Subdivision	FAIR OAKS RANCH
City	Fair Oaks Ranch
County	Kendall
State	TX
Zip Code	78015

### Amenities

Amenities	Pool, Jogging Trails, Bike Trails, Clubhouse, Golf Course, Park/Playground, Tennis
Parking	Two Car Garage, Attached
Has Pool	Yes
Pool	Adjoining Pool/Spa, In Ground Pool, Pool is Heated, Pools Sweep

### Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Attic Fan, Attic - Partially Floored, Attic - Pull Down Stairs, Laundry Upper Level, Pull Down Storage, Shop
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Vent Fan, Solid Counter Tops, 2nd Floor Utility Room, Attic Fan, Central Distribution Plumbing System, Carbon Monoxide Detector, Custom

Cabinets, Double Ovens, Electric Water Heater, Ice Maker Connection, Private Garbage Service, Self-Cleaning Oven, Water Softener (owned), Smooth Cooktop, Smoke Alarm, Security System (Owned), Wet Bar

Heating Central, 3+ Units, Zoned  
Cooling One Window/Wall, Two Central, Zoned  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas, Glass/Enclosed Screen, Gas Logs Included, Wood Burning  
Stories 3+

## **Exterior**

Exterior Cement Fiber, Rock/Stone Veneer  
Exterior Features Patio Slab, Deck/Balcony, Sprinkler System, Double Pane Windows, Storage Building/Shed, Mature Trees, Cross Fenced, Covered Patio, Gas Grill, Has Gutters, Horse Stalls/Barn, Outdoor Kitchen, Ranch Fence, Special Yard Lighting, Stone/Masonry Fence, Wire Fence, Workshop, Wrought Iron Fence  
Lot Description On Greenbelt, Mature Trees (ext feat), Level, 5 - 14 Acres, Corner, Horses Allowed, Secluded, Wooded  
Roof Metal  
Construction Pre-Owned  
Foundation Slab

## **School Information**

District Boerne ISD  
Elementary Fair Oaks Ranch  
Middle Boerne Middle S