

# \$1,190,000 - 427 Ranch Pass, Fair Oaks Ranch

MLS® #1766248

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## \$1,190,000

5 Bedroom, 5.00 Bathroom, 3,952 sqft  
Residential on 1.04 Acres

STONE CREEK, Fair Oaks Ranch, TX

Welcome home to this stunning 5 bedroom, 4.5 bath retreat in the prestigious Stone Creek Ranch neighborhood in Boerne. Nestled on just over an acre of flat, usable land, there's plenty of room for your dream backyard oasis, or even a pool. From the moment you arrive, you'll be captivated by the charm, elegance, and functionality of this property. Step inside to discover a spacious open concept layout, adorned with beautiful wood beams and hickory wood flooring in the main living areas and hallways. The main living area boasts a cozy fireplace, perfect for relaxing evenings with loved ones. Entertain guests in the formal dining room, or gather around the oversized bar with seating for six. The gourmet kitchen is a chef's dream, featuring gas stove, rock surround, a copper apron front sink, granite countertops, and ample cabinet space. The first floor hosts all bedrooms except one, providing convenience and privacy. The luxurious master suite is a true sanctuary, complete with a spa-like en-suite bathroom featuring travertine floors, dual vanities, a soaking tub, and a separate shower. Upstairs, a bonus room offers endless possibilities, ideal for a home office, gym, or media room. The upstairs also has a full bath and an additional bedroom, as well as tons of attic storage that is easily accessible. In addition, there is a mud room from the entry of the over-sized 3 car garage (with 8 foot tall garage doors). If all of this isn't enough, you will also have savings on utilities with the solar panels that are



installed discreetly on the back of the house. Stone Creek Ranch has an incredible amenity center nestled within the neighborhood that offers a variety of ways to enjoy the space including a pool with a lazy river and a clubhouse. Don't miss your chance to own this exquisite property, offering luxury, comfort, and endless possibilities. Schedule your showing today and make this house your new home!

Built in 2012

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1766248
List Price	\$1,190,000
Sale Price	\$1,140,000
Sale Date	July 2nd, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,952
Acres	1.04
Year Built	2012
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Sold

### Community Information

Address	427 Ranch Pass
Subdivision	STONE CREEK
City	Fair Oaks Ranch
County	Kendall
State	TX
Zip Code	78015

### Amenities

Amenities	Controlled Access, Park/Playground, Clubhouse, Pool, Jogging Trails
Parking	Attached, Side Entry
Pool	None

### **Interior**

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets, 1st Floor Lvl/No Steps, Attic - Floored, Secondary Bedroom Down
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Security System (Owned), Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Built-In Oven, Cook Top, Gas Grill, Gas Cooking, Pre-Wired for Security
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, One
# of Stories	2
Stories	2

### **Exterior**

Exterior	Stone/Rock, 4 Sides Masonry, Stucco
Exterior Features	Covered Patio, Gas Grill, Has Gutters, Outdoor Kitchen, Sprinkler System, Mature Trees
Lot Description	Mature Trees (ext feat), 1 - 2 Acres, Level
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Boerne ISD
Middle	Boerne Middle S
High	Champion