

# \$1,175,000 - 14 Falls Ter, Boerne

MLS® #1768090

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## \$1,175,000

4 Bedroom, 3.00 Bathroom, 5,429 sqft  
Residential on 0.46 Acres

Fair Oaks Ranch, Boerne, TX

**\*\*A must see!!** Experience the luxury of this 5400+ sq. ft. meticulously designed home on nearly 1/2 acre corner lot located on 1st fairway of the Black Jack Golf Course. The main area of the home offers an open living area with towering ceilings and an abundance of natural light, updated kitchen with island, breakfast area, formal dining room, office and the primary bedroom. The Primary bath has a separate whirlpool tub, a steam shower, 2 walk in closets and his/hers vanities. Upstairs you will find 2 additional bedrooms ,a shared bathroom and a huge wrap around balcony to enjoy your coffee. The lower level of the home offers everything for families or entertainment enthusiasts including a full kitchen, wine room, theater room, family area, fireplace, bar, bathroom and a bedroom/exercise room with access to the outdoor patio. The outdoor oasis boasts an oversized covered patio, stunning pool, hot tub, gazebo, outdoor kitchen and multiple water features. Furthermore, you'll find a climate controlled workshop, golf cart garage and 12' rv/boat garage. Don't miss your opportunity to see this house in the highly sought after community of Fair Oaks Ranch located in a prime location in the cute town of Boerne with award-winning Boerne Independent School district, minutes to La Cantera, the Rim, and the new HEB. The house sits across the street from Fair Oaks Ranch Country Club whose amenities include clubhouse, fitness center, two pools, tennis courts, volley ball court,



social activities, pickleball and two golf courses! \*\*all room sizes are estimates. \*\*you must join Fair Oaks Country Club to use the amenities.

Built in 2001

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1768090
List Price	\$1,175,000
Sale Price	\$1,150,000
Sale Date	July 17th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	5,429
Acres	0.46
Year Built	2001
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Mediterranean, Split Level
Status	Sold

### Community Information

Address	14 Falls Ter
Subdivision	Fair Oaks Ranch
City	Boerne
County	Bexar
State	TX
Zip Code	78015-4482

### Amenities

Amenities	Pool, Clubhouse, Park/Playground, Jogging Trails, Golf Course, Tennis
Parking	Attached, Golf Cart, Oversized, Side Entry
Has Pool	Yes
Pool	Hot Tub

### Interior

Interior	Separate Dining Room, Two Eating Areas, Island Kitchen, Study/Library, Game Room, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets, Two Living Area, Attic - Floored, Attic - Permanent Stairs, Attic - Storage Only, Media Room, Shop
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Electric Water Heater, Garage Door Opener, Pre-Wired for Security, Water Softener (owned), Security System (Leased), 2+ Water Heater Units, Wood Stove
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Family Room, Gas Starter, Stone/Rock/Brick, Two, Wood Burning
# of Stories	2
Stories	2

## Exterior

Exterior	Stucco
Exterior Features	Covered Patio, Deck/Balcony, Gazebo, Gas Grill, Has Gutters, Outdoor Kitchen, Workshop, Wrought Iron Fence
Lot Description	Corner, On Golf Course
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Boerne ISD
Elementary	Fair Oaks Ranch
Middle	Voss Middle School
High	Champion