

\$1,995,000 - 8628 Delta Dawn, Boerne

MLS® #1895015

\$1,995,000

5 Bedroom, 6.00 Bathroom, 5,737 sqft

Residential on 0.77 Acres

DEER MEADOW ESTATES, Boerne, TX

An incredible opportunity to own an exquisite home built by Paul Allen in one of the Hill Country's most appealing and family friendly communities, Fair Oaks Ranch. Situated to take in the southern breezes and enjoy the peaceful views with no rear neighbors. This amazing floorplan offers 5 bedrooms and 5 1/2 baths. Master, study and two bedroom suites are located downstairs with the other two accessible upstairs by both stairs and elevator. Custom built climate controlled wine room. Workshop. Greenhouse. Dual utility areas. Three car garage. Large, climate controlled storage room upstairs would also make great homeschool room, additional study or craft room. Beautiful back yard. Large master bedroom with private sitting room (could be turned into second master closet)

Built in 2016

Essential Information

MLS® #	1895015
Price	\$1,995,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,737
Acres	0.77
Year Built	2016



Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	8628 Delta Dawn
Area	2502
Subdivision	DEER MEADOW ESTATES
City	Boerne
County	Kendall
State	TX
Zip Code	78015

Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, None, Golf Course
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, Game Room, Loft, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Laundry in Closet
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Ice Maker Connection, Water Softener (owned), Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Double Ovens, Custom Cabinets
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Stone/Rock/Brick
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stucco
Exterior Features	Patio Slab, Covered Patio, Wrought Iron Fence, Double Pane Windows, Mature Trees, Outdoor Kitchen, Partial Sprinkler System, Storage Building/Shed, Workshop
Lot Description	1/2-1 Acre, Mature Trees (ext feat), On Golf Course
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

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

Additional Information

Date Listed	August 22nd, 2025
Days on Market	74
HOA Fees	250.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kevin Crawford
Listing Office	San Antonio Portfolio KW RE

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