\$800,000 - 8703 Rolling Acres, Boerne

MLS® #1913408

\$800,000

4 Bedroom, 4.00 Bathroom, 4,323 sqft Residential on 1.94 Acres

Fair Oaks Ranch, Boerne, TX

Exquisite opportunity! Two Homes. One Property. Endless Possibilities! Welcome to this rare multi-generational estate in the highly sought-after community of Fair Oaks Ranch. Thoughtfully designed for flexibility, this property features a spacious 3082 sq.ft. main residence with 3 bedrooms, 2.5 baths with office, two living areas, separate dining room, new roof as of fall 2025, and large covered backyard patio seamlessly connected by a 3-car garage to a fully independent 1,241 sq.ft. home. Built at the same time with matching finishes, the second residence is far more than a casita--it's a complete 1-bedroom home with its own kitchen, living space, private entrance parking pad, and covered front porch patio. Set on a serene lot in a prestigious neighborhood known for its peaceful Hill Country charm, this property is a unique find. Enjoy the excellent Boerne ISD schools. Fair Oaks Country Club available to join. Book your appointment today!

Built in 1994

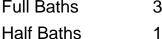
Essential Information

MLS®# 1913408 Price \$800,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3









Square Footage 4,323 Acres 1.94 Year Built 1994

Type Residential

Sub-Type Single Family Detached

Style One Story

Status Active

Community Information

Address 8703 Rolling Acres

Area 2502

Subdivision Fair Oaks Ranch

City Boerne County Kendall

State TX

Zip Code 78015

Amenities

Amenities Pool, Tennis, Golf Course, Clubhouse, Park/Playground, Jogging Trails,

Sports Court

Parking Side Entry, Oversized

Pool None

Interior

Interior Two Living Area, Eat-In Kitchen, Breakfast Bar, Study/Library, Utility

Room Inside, 1st Floor LvI/No Steps, High Ceilings, All Bedrooms

Downstairs, Walk in Closets

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Refrigerator,

Dishwasher, Smooth Cooktop

Heating Central, 3+ Units

Cooling Three+ Central

Fireplace Yes

of Fireplaces 2

Fireplaces Two, Living Room

of Stories 1.0 Stories 1

Exterior

Exterior Brick, 4 Sides Masonry

Exterior Features Covered Patio, Double Pane Windows, Mature Trees, Detached

Quarters, Additional Dwelling

Lot Description Corner, 1 - 2 Acres, Mature Trees (ext feat), Level

Roof Composition
Construction Pre-Owned

Foundation Slab

School Information

District Boerne

Elementary Fair Oaks Ranch Middle Boerne Middle S

High Champion

Additional Information

Date Listed October 7th, 2025

Days on Market 27

HOA Fees 130.00 HOA Fees Freq. Annually

Listing Details

Listing Agent Tanya Power

Listing Office Power & Peel Real Estate

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