

\$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
Half Baths	1



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 Lvl/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
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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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