

# \$2,200,000 - 26445 Ralph Fair Rd, Boerne

MLS® #1546651

## \$2,200,000

4 Bedroom, 4.00 Bathroom, 3,679 sqft  
Residential on 3.10 Acres

### JACKSON WOODS, Boerne, TX

Immaculate Texas Hill Country style home situated on 3.1+/- acres just outside of Fair Oaks Ranch. A 4 bedroom, 3.5 bath, 3679+/- square foot house featuring thoughtful details such as cypress tongue and groove under all outdoor porches, Alder-wood kitchen cabinets, and 16-foot Anderson sliding doors that overlook a sparkling heated pool and spa from the living room. Bib-blown insulation. Masterful landscaping with numerous trees and 25 loads of substantial boulders. The upstairs boasts three bedrooms and an entertainment loft. Master with fireplace downstairs, as well as an office with a full bathroom. Follow the paved driveway, and you will find two impressive workshops. One with a full bathroom and a loft, the other with climate control/tandem parking. Large generator on property is equipped to supply entire house. 6,000 gallon water storage tank is located behind one of the workshops. Horses allowed.

Built in 2006

### Essential Information

MLS® #	1546651
Price	\$2,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,679



Acres	3.10
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Active

### Community Information

Address	26445 Ralph Fair Rd
Subdivision	JACKSON WOODS
City	Boerne
County	Bexar
State	TX
Zip Code	78015

### Amenities

Amenities	None
Parking	Detached
Has Pool	Yes
Pool	In Ground Pool, Pool is Heated, Hot Tub

### Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Study/Library, Game Room, Loft, Utility Room Inside, 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, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Wet Bar, Smoke Alarm, Security System (Owned), Satellite Dish (owned), Garage Door Opener, Plumb for Water Softener, Double Ovens, Custom Cabinets, Carbon Monoxide Detector, Propane Water Heater, 2+ Water Heater Units, Private Garbage Service
Heating	Central, Heat Pump
Cooling	Three+ Central, 3+ Window/Wall
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Living Room, Master Bedroom, Wood Burning, Gas, Gas Starter, Glass/Enclosed Screen

# of Stories	2
Stories	2

## Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Sprinkler System, Double Pane Windows, Storage Building/Shed, Gazebo, Special Yard Lighting, Mature Trees, Detached Quarters, Additional Dwelling, Wire Fence, Workshop
Lot Description	County Vlew, Horses Allowed, 2 - 5 Acres, Partially Wooded, Mature Trees (ext feat), Secluded, Gently Rolling
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Boerne ISD
Elementary	Call District
Middle	Call District
High	Call District

## Listing Details

Listing Office	Kuper Sotheby's Int'l Realty
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