

# \$629,900 - 31621 Wild Oak Hill, Fair Oaks Ranch

MLS® #1555937

## \$629,900

3 Bedroom, 3.00 Bathroom, 2,475 sqft  
Residential on 2.41 Acres

FAIR OAKS RANCH, Fair Oaks Ranch, TX

This stunning Fair Oaks Ranch home will not disappoint. A one-of-a-kind meticulously maintained property offering 2.4+/-flat usable acreage with a beautifully built single-story home. This ranch style 3 bedroom, 2.5 bathroom home offers custom cabinetry throughout and beautiful updated granite counters in the kitchen, dining and bath rooms. The over-sized 2-car garage also provides tons of built-in storage, a carport, spacious detached 18X30' workshop, additional 10X16' storage shed, and new roof (installed 8/21). Enjoy the afternoons and evenings on the shaded and spacious 29X12' rear covered patio while gazing at the amazing wildlife that FOR is so well-known for. The fully fenced yard around the home offers xeriscape landscaping for easy maintenance. Just minutes from the FOR Country Club, you can enjoy the country life and the resort life all in one while playing golf, tennis and swimming.

Built in 1986

## Essential Information

MLS® #	1555937
Price	\$629,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,475



Acres	2.41
Year Built	1986
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Active Option

### Community Information

Address	31621 Wild Oak Hill
Subdivision	FAIR OAKS RANCH
City	Fair Oaks Ranch
County	Kendall
State	TX
Zip Code	78015

### Amenities

Amenities	Park/Playground, Jogging Trails, Bike Trails
Parking	Two Car Garage
Pool	None

### Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Lower Level, Laundry Room, Telephone, Walk in Closets, Attic - Pull Down Stairs, Attic - Partially Floored, Secondary Bedroom Down, Shop, Skylights
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Water Softener (owned), Vent Fan, Smoke Alarm, Electric Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets, City Garbage service, Trash Compactor, 2+ Water Heater Units
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Master Bedroom, Two
# of Stories	1
Stories	1

## Exterior

Exterior	Brick
Exterior Features	Storage Building/Shed, Has Gutters, Mature Trees, Workshop
Lot Description	County View, 2 - 5 Acres, Mature Trees (ext feat), Level, Bluff View, Horses Allowed
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Boerne ISD
Elementary	Fair Oaks Ranch
Middle	Voss Middle School

## Listing Details

Listing Office	Compass RE Texas, LLC
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