

\$692,500 - 8206 Claret Cup, Boerne

MLS® #1887333

\$692,500

4 Bedroom, 3.00 Bathroom, 2,868 sqft

Residential on 0.20 Acres

FALLBROOK - BEXAR COUNTY, Boerne, TX

Qualifies for \$0 down with a USDA Loan!
Thoughtfully Designed One-Story Living in Fallbrook! This beautifully maintained 4-bedroom, 3-bath home offers nearly 2,900 square feet of single-story living - completely step-free and thoughtfully designed for comfort, flexibility, and connection. Whether you're looking for a layout that suits a multigenerational household or simply want room to spread out, this home delivers. At the heart of the home, the open-concept kitchen features a large center island, granite countertops, double ovens, a gas cooktop, and upgraded cabinetry - making it as functional as it is beautiful. Ten-foot ceilings create an airy, expansive feel throughout the main living spaces, while designer window treatments and plantation shutters add polish and warmth throughout. The smart layout includes two secondary bedrooms connected by a Jack-and-Jill bath, plus a third secondary bedroom with its own private hallway and nearby full bath - an ideal setup for guests, live-in family members, or an aging parent. A spacious theater room offers even more versatility and could easily serve as a fifth bedroom, playroom, creative studio, or home office. Storage is abundant, with walk-in closets in every bedroom and a generously sized, air-conditioned attic above the oversized 3-car garage - easily accessed by motorized retractable stairs. Outside, you'll find an extended covered patio with an inviting wood-plank ceiling and an outdoor kitchen,



mature shade trees in the backyard, and a full-yard irrigation system to keep everything thriving with ease. Situated in the gated community of Fallbrook, this home offers both peace of mind and access to desirable neighborhood amenities, including a lagoon-style pool, park, and top-rated Boerne schools. Don't miss the chance to own a home that blends style, function, and flexibility all on one level. Schedule your showing today!

Built in 2020

Essential Information

MLS® #	1887333
Price	\$692,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,868
Acres	0.20
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	8206 Claret Cup
Area	1006
Subdivision	FALLBROOK - BEXAR COUNTY
City	Boerne
County	Bexar
State	TX
Zip Code	78015

Amenities

Amenities	Controlled Access, Park/Playground, Pool
Parking	Attached, Oversized

Pool None

Interior

Interior 1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, All Bedrooms Downstairs, Attic - Finished, Attic - Floored, Attic - Other See Remarks, Attic - Pull Down Stairs, Breakfast Bar, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Liv/Din Combo, Laundry Lower Level, Laundry Main Level, Laundry Room, Media Room, Open Floor Plan, Pull Down Storage, Secondary Bedroom Down, Separate Dining Room, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry

Appliances Built-In Oven, Cook Top, Ceiling Fans, Double Ovens, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Gas Cooking, Gas Water Heater, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Private Garbage Service, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Security System (Owned), Vent Fan, Washer Connection

Heating Central

Cooling One Central

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, One

of Stories 1.0

Stories 1

Exterior

Exterior Stucco

Exterior Features Covered Patio, Double Pane Windows, Deck/Balcony, Gas Grill, Has Gutters, Outdoor Kitchen, Privacy Fence, Sprinkler System, Mature Trees

Lot Description Mature Trees (ext feat)

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	July 25th, 2025
Days on Market	102
HOA Fees	457.38
HOA Fees Freq.	Semi-Annually

Listing Details

Listing Agent	Holly Kersten
Listing Office	JB Goodwin, REALTORS

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 5th, 2025 at 3:51am CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.