

\$849,990 - 6821 Arbor Falls, Fair Oaks Ranch

MLS® #1896186

\$849,990

4 Bedroom, 3.00 Bathroom, 2,941 sqft

Residential on 0.39 Acres

ARBORS AT FAIR OAKS, Fair Oaks Ranch,
TX

6821 Arbor Falls is nestled within The Arbors at Fair Oaks Ranch, an exclusive gated community surrounded by rolling hills and century-old oak trees. This single-story Scott Felder residence, known as The Aransas, combines architectural elegance with modern functionality, offering a floor plan that feels remarkably expansive. From the moment you enter, soaring ceilings and thoughtfully designed ceiling treatments create an airy, sophisticated ambiance that elevates the sense of space and style throughout the home. The heart of the home is the grand family room, where a striking fireplace and a wall of windows fill the space with natural light and provide serene views of the outdoors. The adjoining gourmet kitchen offers both beauty and practicality, with rich dark cabinetry, stainless steel appliances, a large walk-in pantry, and an oversized island that serves as both a central hub for gatherings and a practical workspace for culinary creations. The primary suite is a private retreat featuring vaulted and beamed ceilings, a spa-inspired bathroom with dual vanities, a soaking tub, a spacious walk-in shower with a bench seat, and a sizable walk-in closet. A private study with vaulted ceilings and French doors is conveniently located nearby, offering an ideal space for work or reading. An interior casita with its own living area, bedroom, and en-suite bath provides flexible accommodations for multi-generational living, long-term guests, or a



dedicated studio. Additional bedrooms are connected by a Jack-and-Jill bath with abundant counter space and walk-in closets, combining convenience with refined design. The home extends its living spaces outdoors with an expansive covered patio overlooking the generous backyard and bordering the Fair Oaks Nature Preserve, perfectly suited for relaxing evenings and watching the sunset. Ample built-in storage throughout and a three-car garage further enhance its functionality. Ideally located, this residence offers quick access to La Cantera and The Rim shopping centers, Downtown Boerne, Boerne Lake, H-E-B Grocery, and the Fair Oaks Country Club. With its blend of timeless architecture, practical luxury, and premier location, 6821 Arbor Falls offers an exceptional lifestyle in one of Fair Oaks Ranch's most sought-after new construction communities.

Built in 2025

Essential Information

MLS® #	1896186
Price	\$849,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,941
Acres	0.39
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	6821 Arbor Falls
Area	1006

Subdivision	ARBORS AT FAIR OAKS
City	Fair Oaks Ranch
County	Bexar
State	TX
Zip Code	78015

Amenities

Amenities	Golf Course, Jogging Trails
Parking	Attached
Pool	None

Interior

Interior	Three Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Auxillary Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Smoke Alarm, Pre-Wired for Security, Electric Water Heater, Garage Door Opener, In Wall Pest Control, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, Private Garbage Service
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Has Gutters
Lot Description	Cul-de-Sac/Dead End, On Greenbelt, County Vlew, 1/4 - 1/2 Acre
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Boerne
Elementary	Fair Oaks Ranch
Middle	Voss Middle School
High	Champion

Additional Information

Date Listed	August 27th, 2025
Days on Market	65
HOA Fees	80.00
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	Tamara Price
Listing Office	Real Broker, LLC

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