

\$899,990 - 6817 Arbor Falls, Fair Oaks Ranch

MLS® #1896187

\$899,990

4 Bedroom, 4.00 Bathroom, 2,791 sqft

Residential on 0.49 Acres

ARBORS AT FAIR OAKS, Fair Oaks Ranch,
TX

Located in the exclusive gated community of The Arbors at Fair Oaks Ranch, 6817 Arbor Falls offers a refined lifestyle surrounded by rolling hills and century-old oak trees. Set on a sprawling .49-acre homesite bordering the Fair Oaks Nature Preserve, this move-in-ready home combines luxury and tranquility in one of Fair Oaks Ranch's most desirable settings. With over 2,700 square feet of thoughtfully designed living space, the residence features four bedrooms, three and a half baths, a dedicated home office, a formal dining room, and a three-car garage. Interior highlights include quartz countertops, luxury vinyl plank flooring, and custom backsplash details that elevate the modern aesthetic. The expansive family room, with its fireplace and wall of sliding glass doors, fills the home with natural light and offers a seamless connection to outdoor living. The gourmet kitchen is designed for both style and function, showcasing white cabinetry, stainless steel appliances, and an enlarged island with built-in bookshelves and seating. The private primary suite impresses with a vaulted ceiling, dual walk-in closets, and a spa-like bath complete with split vanities, a soaking tub, and a full walk-in shower. A private study provides additional flexibility. Outside, the covered living area features a fully equipped kitchen and fireplace, ideal for entertaining or enjoying the serene natural backdrop. Residents also benefit from access to Fair Oaks Ranch's



renowned golf courses, parks, and close proximity to La Cantera, The Rim, Boerne Lake, Downtown Boerne, and HEB.

Built in 2025

Essential Information

MLS® #	1896187
Price	\$899,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,791
Acres	0.49
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	6817 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	Two Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Auxillary Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No
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Steps, High Ceilings, Open Floor Plan, Pull Down Storage, All Bedrooms Downstairs, Laundry in Closet, 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, Carbon Monoxide Detector, 2+ Water Heater Units

Heating Central

Cooling Two Central

Fireplace Yes

of Fireplaces 2

Fireplaces Two, Family Room

of Stories 1.0

Stories 1

Exterior

Exterior Brick, 4 Sides Masonry, Stone/Rock, Stucco

Exterior Features Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Outdoor Kitchen

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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