

\$1,899,000 - 31545 Meadow Creek, Boerne

MLS® #1897987

\$1,899,000

6 Bedroom, 6.00 Bathroom, 5,117 sqft

Residential on 7.34 Acres

FAIR OAKS RANCH, Boerne, TX

Welcome to a true modern farmhouse in the heart of Fair Oaks Ranch! Built in 2020 from an original smaller home, this one blends the benefits of a modern home with the charm and location of a seasoned homestead. With a gated entrance to 7.3 acres of privacy and quiet, 6 bedrooms and 5 1/2 baths are plenty of room for the entire family. Open and livable spaces invite gatherings while the unique design of the Kitchen and utility spaces offer a very modern design and function. Two first floor primary suites offer many options for living and guests with a full guest wing on the first floor. A Keith Zars pool and spa and screened patio awaits you in the backyard along with a full garden with raised garden beds. The property features a 6 stall barn with full kitchen and bath great for the equestrian with unique access to the 13 miles of bridle trails of Fair Oaks. RV hookups are also available with plenty of room for storage of all the toys! A true one of a kind!

Built in 1978

Essential Information

MLS® #	1897987
Price	\$1,899,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1



Square Footage	5,117
Acres	7.34
Year Built	1978
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional, Texas Hill Country
Status	Active Option

Community Information

Address	31545 Meadow Creek
Area	2502
Subdivision	FAIR OAKS RANCH
City	Boerne
County	Kendall
State	TX
Zip Code	78015

Amenities

Amenities	Park/Playground, Jogging Trails, Bridle Path
Parking	Two Car Garage
Has Pool	Yes
Pool	In Ground Pool, AdjoiningPool/Spa, Pool is Heated, Pools Sweep

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Solid Counter Tops, Double Ovens, Custom Cabinets, Carbon Monoxide Detector, 2+ Water Heater Units, Private Garbage Service
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, Cement Fiber
Exterior Features	Double Pane Windows, Mature Trees, Dog Run Kennel, Wire Fence, Ranch Fence, Screened Porch, Horse Stalls/Barn
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Fair Oaks Ranch
Middle	Boerne Middle S
High	Champion

Additional Information

Date Listed	September 4th, 2025
Days on Market	60
HOA Fees	120.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Karen Smith
Listing Office	Smith Properties

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