

\$1,175,000 - 8227 Rocking Horse, Boerne

MLS® #1911572

\$1,175,000

4 Bedroom, 3.00 Bathroom, 4,376 sqft

Residential on 2.72 Acres

FAIR OAKS RANCH, Boerne, TX

Luxury horse-friendly Hill Country estate with pickleball court & pool, nestled at the end of a private cul-de-sac on 2.73 acres. Offering 4,376 sq ft of living space, this one-level home is thoughtfully designed with all 4 bedrooms and 3 full baths on the main level, providing ease of access and seamless flow. A gourmet kitchen with six-burner propane stove, walk-in pantry, and breakfast bar opens to an expansive living room anchored by a double-sided fireplace. Premium appliances and abundant natural light enhance this home's inviting style. The lower level features a spacious mudroom, dedicated laundry area and 3-car garage with backyard access, for added convenience. Outdoors, relax by the pool and spa with a flagstone terrace and wrought iron fencing, or enjoy a match on your private pickleball court. Fully fenced and cross-fenced, the property offers open pastures, wooded areas, and access to 13 miles of neighborhood bridle paths, parks and playgrounds-perfect for horse enthusiasts, hikers, cyclists, etc. Backing to a greenbelt with mature trees, this estate blends privacy and tranquility with urban convenience, just minutes from shopping, dining, Six Flags, and the Fair Oaks Ranch Golf & Country Club. Zoned to highly rated Boerne ISD, this estate delivers the perfect balance of elegance, recreation, and country charm in the heart of the Texas Hill Country.

Built in 1993



Essential Information

MLS® #	1911572
Price	\$1,175,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	4,376
Acres	2.72
Year Built	1993
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary, Ranch, Split Level, Spanish
Status	Active

Community Information

Address	8227 Rocking Horse
Area	1002
Subdivision	FAIR OAKS RANCH
City	Boerne
County	Bexar
State	TX
Zip Code	78015

Amenities

Amenities	Bike Trails, Bridle Path, Park/Playground, Jogging Trails
Has Pool	Yes
Pool	Hot Tub, In Ground Pool, Pools Sweep

Interior

Interior	One Living Area, Separate Dining Room, Utility Room Inside, Open Floor Plan, Laundry Room, 1st Floor Lvl/No Steps, Two Eating Areas, Two Living Area, All Bedrooms Downstairs, Breakfast Bar, Eat-In Kitchen, High Ceilings, High Speed Internet, Laundry Lower Level, Secondary Bedroom Down, Study/Library, Walk in Closets, Walk-In Pantry
Appliances	Ceiling Fans, Washer, Dryer, Stove/Range, Refrigerator, City Garbage service, Chandelier, Custom Cabinets, Double Ovens, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Gas Cooking, Gas Water Heater, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Propane Water Heater, Self-Cleaning Oven, Water Softener

	(owned), Solid Counter Tops, Security System (Owned), 2+ Water Heater Units, Washer Connection
Heating	Central, 3+ Units
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, One, Wood Burning
# of Stories	1.5
Stories	1.5

Exterior

Exterior	4 Sides Masonry, Rock/Stone Veneer, Stucco
Exterior Features	Chain Link Fence, Cross Fenced, Covered Patio, Double Pane Windows, Deck/Balcony, Has Gutters, Horse Stalls/Barn, Other - See Remarks, Partial Fence, Private Tennis, Ranch Fence, Sprinkler System, Storage Building/Shed, Mature Trees, Wire Fence, Wrought Iron Fence
Lot Description	2 - 5 Acres, Cul-de-Sac/Dead End, On Greenbelt, Horses Allowed, Irregular, Mature Trees (ext feat), Secluded
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

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

Additional Information

Date Listed	September 30th, 2025
Days on Market	34
HOA Fees	130.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Patricia Chavez
Listing Office	Keller Williams Heritage

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 4th, 2025 at 12:06am 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.