

# \$1,298,000 - 25755 Lewis Ranch Rd, New Braunfels

MLS® #1635730

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## \$1,298,000

4 Bedroom, 4.00 Bathroom, 6,182 sqft  
Residential on 3.13 Acres

LEWIS RANCH, New Braunfels, TX

Within the gated community of Lewis Ranch, this extraordinary single-story property sits on over three acres offering 6,000 square feet of living space and 2,000 square feet of covered wrap-around porches to add to your outdoor lifestyle. The spacious home allows you to spread out in the generous spaces you will find inside. Built with the entertainer in mind, featuring formal dining accommodating 20+ guests, a spacious chef's kitchen with room for an additional large dining table, a breakfast bar, two ovens, and two refrigerators. A wood-burning fireplace highlights the family room with a nearby formal living/study complete with an entertainment center and lots of space for your needs. The oversized primary suite emphasized by the large ensuite with a walk-in shower and closet with an adjoining room which could be used as an exercise room, study, library, or nursery. With an abundance of storage, this home has a large area for crafts and a well-appointed laundry room with easy access from the primary suite. The home features a fourth bedroom/apartment with a separate entry, a living room, bedroom, spacious bathroom, walk-in closet, and its own recently replaced HVAC. The energy-efficient home has SOLAR PANELS ON THE ROOF, ALLOWING FOR LOWER ELECTRICITY BILLS. THE fully fenced property has a private gated entrance to the detached garage for additional parking for your guests. The three-car detached garage features a large shop on the back of



the bays. Also see the greenhouse/garden shed. The backyard-covered pergola offers shade and be sure to see the drip watering system for hanging plants around the wrap-around porch to give a homey touch to this beautifully maintained and solidly built home.

Built in 2005

### **Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1635730
List Price	\$1,298,000
Sale Price	\$1,240,000
Sale Date	August 8th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	6,182
Acres	3.13
Year Built	2005
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Sold

### **Community Information**

Address	25755 Lewis Ranch Rd
Subdivision	LEWIS RANCH
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### **Amenities**

Amenities	Controlled Access
Parking	Detached

Pool None

### **Interior**

Interior Two Living Area, Eat-In Kitchen, Island Kitchen, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Laundry Main Level, Walk in Closets, Two Eating Areas, Breakfast Bar, Shop, Separate Dining Room

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Dishwasher, Smoke Alarm, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Double Ovens, Electric Water Heater, Ice Maker Connection, Private Garbage Service, Refrigerator, Water Softener (owned)

Heating Central

Cooling Three+ Central

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, One, Wood Burning

# of Stories 1

Stories 1

### **Exterior**

Exterior 4 Sides Masonry, Stone/Rock

Exterior Features Sprinkler System, Has Gutters, Mature Trees, Workshop

Lot Description 2 - 5 Acres, Creek - Seasonal

Roof Composition

Construction Pre-Owned

Foundation Slab

### **School Information**

District Comal ISD

Middle Canyon

High Canyon