

\$2,297,000 - 4248 Natures Way, New Braunfels

MLS® #1694632

\$2,297,000

5 Bedroom, 5.00 Bathroom, 4,289 sqft
Residential on 12.66 Acres

Ranches of Comal, New Braunfels, TX

Modern move-in ready farmhouse ranch style home built by Scotch Custom Home Builders, designed by renowned Dibello architects. Estate sits on 12+ rolling acres in the coveted Ranches of Comal, a controlled access enclave with 37 large acreage parcels, located minutes from New Braunfels and Gruene. Gorgeous high ceilings, natural light, features reclaimed pine floors, refinished screed concrete floors, repainted throughout home, gourmet gas kitchen, mesquite island and soapstone countertops, stunning large office, upstairs bonus/game-room with balcony over the pool. Shiplap walls and rich wood accents throughout. Dual stacked washer and dryers in huge laundry room convey with home. The master and 2nd guest suite are downstairs, a flex/large bonus room and 3rd bedroom are upstairs. 2 bedroom and full bath detached casita overlooking pool. Sprawling porches and breezeways-stunning outdoor living areas, 3 fire places, gorgeous pool and hot tub--artificial turf surrounds the pool and fully fenced large trampoline or dog run area. Oversized 3 car garage with raised dog wash station. Barn converted into open mechanics garage-including rollup garage door, sink, water, electric, fans, heaters, and cement floors-easily converted back to a barn. 60 foot round pen and cross fenced fields for horses or livestock. Ag exempt. Wildlife exemption available to lower taxes to close to zero. This is a gorgeous home with ample amounts of space for family and friends! Hill country



paradise!

Built in 2016

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1694632
List Price	\$2,297,000
Sale Price	\$1,925,000
Sale Date	September 12th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,289
Acres	12.66
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Sold

Community Information

Address	4248 Natures Way
Subdivision	Ranches of Comal
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-2612

Amenities

Amenities	Controlled Access
Parking	Two Car Garage, Oversized
Has Pool	Yes
Pool	Hot Tub

Interior

Interior 1st Floor Lvl/No Steps, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Two Living Area, Attic - Access

only, Attic - Partially Floored, Eat-In Kitchen, High Ceilings, Island Kitchen, Liv/Din Combo, Loft, Open Floor Plan, Pull Down Storage, Secondary Bedroom Down, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry

Appliances Washer Connection, Dryer Connection, Chandelier, Ceiling Fans, Stacked Washer/Dryer

Heating Central

Cooling Three+ Central, Zoned

Fireplace Yes

of Fireplaces 3

Fireplaces Gas Logs Included, Living Room, Other, Stone/Rock/Brick

of Stories 2

Stories 2

Exterior

Exterior Rock/Stone Veneer, Steel Frame, Stone/Rock

Exterior Features Additional Dwelling, Cross Fenced, Covered Patio, Double Pane Windows, Dog Run Kennel, Deck/Balcony, Detached Quarters, Has Gutters, Horse Stalls/Barn, Partial Fence, Partial Sprinkler System, Privacy Fence, Ranch Fence, Storage Building/Shed, Mature Trees, Wrought Iron Fence

Lot Description 5 - 14 Acres, Ag Exempt, County View, Gently Rolling, Horses Allowed, Level, Mature Trees (ext feat), Partially Wooded, Xeriscaped

Roof Metal

Construction Pre-Owned

Foundation Slab

School Information

District Comal ISD

Elementary Hoffman Lane

Middle Canyon

High Canyon