

\$1,400,000 - 2497 Emu Parade, New Braunfels

MLS® #1701064

\$1,400,000

4 Bedroom, 3.00 Bathroom, 4,257 sqft
Residential on 0.59 Acres

NEWCOMBE TENNIS RANCH UNIT 1, New Braunfels, TX

Welcome to this stunning 3-bedroom, 3-bath home nestled within the prestigious Newcombe Tennis Ranch in New Braunfels, TX. Designed and crafted by Keith Wing Custom Homes, this single-story residence boasts a thoughtfully split floor plan, accentuated by expansive windows that bathe the open kitchen and living area in natural light. The heart of this home is the chef's dream kitchen, featuring dual islands adorned with luxurious quartz countertops.

State-of-the-art Thermador appliances, including a Sub-Zero type fridge, wine fridge, and additional beverage drawers, cater to culinary enthusiasts and entertainers alike. The seamless flow from the kitchen to the living space creates an ideal environment for hosting gatherings and creating life-long memories. The owner's retreat is a sanctuary of luxury, offering a lavish bathroom complete with a soaking tub, separate shower, and a sprawling master closet with built-in shelving and a convenient stackable washer and dryer. Every aspect of this retreat has been carefully designed to provide the utmost comfort and convenience. Outside the owner's retreat you will find a large office or optional 4th bedroom, complete with spa like full bath access! Secondary bedrooms enjoy the privacy of their own hallway, with well appointed jack and Jill style bathroom. Beyond the interior, the home's climate-controlled garage ensures year-round comfort for both vehicles and homeowners. Situated on a corner lot within



New Braunfels' only country club neighborhood, this residence enjoys the exclusivity and security of a gated community, along with the activities and amenities of country club lifestyle. Newcombe Tennis Ranch offers a wealth of amenities for residents, including access to world-class tennis courts, a fitness center, swimming pools, and a clubhouse. Additionally, the surrounding area boasts natural beauty, with scenic trails and serene landscapes providing opportunities for relaxation and recreation. Property is priced below recent appraised value, and ready to sell! Don't miss the chance to make this exceptional property your own. Experience the epitome of luxury living in New Braunfels, TX, by securing this immaculate home within the coveted Newcombe Tennis Ranch.

Built in 2018

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1701064
List Price	\$1,400,000
Sale Price	\$1,400,000
Sale Date	January 31st, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	4,257
Acres	0.59
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary, Texas Hill Country
Status	Sold

Community Information

Address	2497 Emu Parade
Subdivision	NEWCOMBE TENNIS RANCH UNIT 1
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-3930

Amenities

Amenities	Pool, Park/Playground, Clubhouse, Controlled Access, Sports Court, Other - See Remarks, Tennis
Parking	Attached, Oversized, Side Entry
Pool	None

Interior

Interior	Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Utility Room Inside, Open Floor Plan, Walk in Closets, 1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, All Bedrooms Downstairs, High Ceilings, Laundry in Closet, Laundry Room, Separate Dining Room, Study/Library
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Chandelier, City Garbage service, Custom Cabinets, Double Ovens, Garage Door Opener, Gas Water Heater, Refrigerator, Water Softener (owned), Solid Counter Tops
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Stucco, Stone/Rock
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	New Braunfels ISD
Elementary	Veramendi
Middle	Oak Run School

High

New Braunfel