

\$7,499,000 - 7155 Fm 2722, New Braunfels

MLS® #1718036

\$7,499,000

4 Bedroom, 5.00 Bathroom, 5,966 sqft
Farms and Ranches on 81.00 Acres

N/A, New Braunfels, TX

Nestled within the picturesque Hill Country of Comal County, this sprawling 81 acre ranch epitomizes convenience, with proximity to the charming locales of New Braunfels and Canyon Lake. A mere 30-minute drive to San Antonio, it grants seamless access to both San Antonio and Austin international airports. Enjoy views of Bear Creek, a pristine spring-fed waterway with a drivable damn, from the negative-edge pool or the creekside outdoor cabana, complete with an inviting kitchen and bar area. At the heart of this property stands an impeccably designed luxury custom home, accompanied by an attached three-car garage. Offering approximately 5,966 square feet of air-conditioned living space, 5,114 sq.ft. main home, + 852 square foot detached guest house. The perfect orientation of the homesite, detached car shop, multiple storage buildings plus expansive outdoor areas, including the pool, spa, outdoor kitchen, and creek-frontage, this residence stands as a true masterpiece. It's meticulously crafted with a blend of natural stone, metal beams, granite, and glass, emanating timeless elegance. Inside, the gourmet kitchen is a culinary haven, boasting Sub-Zero and Wolf appliances, granite countertops, and a larger-than-life set of bay windows in the dining area. With an integrated sound system, stepping outside unveils another experience, a custom negative-edge Keith Zars pool with a heated spa and an in-ground sweep system. Surrounded by



immaculately maintained greenery and landscaping, featuring a completely rebuilt sprinkler system and custom lighting that add & maintain the property's allure. Moreover, the property's new landscaping and lighting features over 100 lights that can change colors in groups or individually, all controlled through a convenient app. As well as a robust security system with perimeter cameras, night vision capabilities, motion detection, and trespassing alerts offers peace of mind, accessible remotely via phone connectivity. The pool patio has undergone resurfacing and now features trim work in leathered marble, while the pool itself has been fitted with upgraded pumps and heaters. A comprehensive Sonos & Klipsch surround sound system extends to the home patio, guest house, and garages. Additionally, four backup generators and a 3,500-gallon propane supply enhance convenience and security. In essence, the 4 Bar A Ranch is an experience offering not only a luxurious living space but also a host of modern amenities to enhance your comfort and enjoyment. 5,966 SQ ft total. 5 bedroom 5.5 bath including casita.

Built in 2007

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1718036
List Price	\$7,499,000
Sale Price	\$7,095,000
Sale Date	February 7th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,966
Acres	81.00

Year Built	2007
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	7155 Fm 2722
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-2045

Amenities

Utilities	Cable TV, Electricity, High Speed Internet, Telephone, Water
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Exterior

Exterior Features	Additional Structures, Barn, Cabana, Creek, Dog Kennel, Detached Quarters, Exotic Game, Exterior Lighting, Fenced, Garage, House, Irrigation System, Outbuildings, Pool/Deck, Security System, Sprinkler System, Storage Building, Satelite Dish, Tractor Shed, Workshop
Lot Description	Ag Exempt, Cleared, Hunting Permitted, Heavily Wooded, Improved Water Front, Mature Trees (ext feat), Partially Wooded, Pasture, Raw Land, Secluded, Wooded
Construction	Brick/Stone, Metal

School Information

District	Comal ISD
Elementary	Call District
Middle	Call District
High	Call District