

\$1,125,000 - 2227 Ranch Loop Dr, New Braunfels

MLS® #1770522

\$1,125,000

4 Bedroom, 4.00 Bathroom, 3,645 sqft
Residential on 1.03 Acres

Havenwood, New Braunfels, TX

Welcome to this stunning, open, single-story haven located in the coveted gated community of Havenwood at Hunters Crossing. This home boasts luxurious features throughout. Step inside to find hardwood floors, granite countertops, and a spacious living area illuminated by a magnificent 15' sliding door that creates a captivating WOW factor. Enjoy the comfort and convenience of plantation Blinds in key areas, while the owner's suite boasts Hunter Douglas Pirouette Blinds for added luxury. The outdoor living space is equally impressive, with a huge covered patio featuring an outdoor fireplace, perfect for year-round gatherings. The custom pool, crafted by Keith Zars, is a true oasis, complete with a waterfall, sheer descents, bubblers, and a hand-tiled floating spa. The pool also features a swim-up bar, happy hour cove, and an XL shallow shelf. Indulge your culinary passions in the custom outdoor kitchen by Bordeaux Luxury Homes, featuring a retractable glass patio door, skylight, and a massive 9' island with a waterfall ledge. Equipped with three grills, a Lynx bar system, refrigerator, and ample storage, this outdoor culinary space is perfect for entertaining. Relax and unwind in the outdoor patio area with a TV and wood-burning fireplace, ideal for cozy evenings or hosting gatherings. Additionally, a spacious 2-story outbuilding with HVAC offers versatility, with a workshop, storage, 27'x17' and a second level that can be utilized into the perfect space for all of your hobbies or an



extra hang out space for kids and adults alike. The garage features epoxy flooring and ceiling-mounted storage, providing both functionality and style. This exceptional property offers an unparalleled blend of luxury, comfort, and outdoor living, making it the perfect retreat for relaxation and entertainment.

Built in 2015

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1770522
List Price	\$1,125,000
Sale Price	\$1,140,000
Sale Date	June 17th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,645
Acres	1.03
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country, Traditional
Status	Sold

Community Information

Address	2227 Ranch Loop Dr
Subdivision	Havenwood
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-4345

Amenities

Amenities Controlled Access, Pool, Tennis, Clubhouse, Park/Playground, Sports

Court, Basketball Court, BBQ/Grill

Parking Attached

Has Pool Yes

Pool In Ground Pool, Pool is Heated, Fenced Pool, Hot Tub, Other

Interior

Interior Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Pull Down Stairs, Two Living Area, Attic - Access only, Shop

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Gas Cooking, Dishwasher, Ice Maker Connection, Water Softener (owned), Security System (Owned), Pre-Wired for Security, Gas Water Heater, Garage Door Opener, In Wall Pest Control, Plumb for Water Softener, Solid Counter Tops, 2+ Water Heater Units, Private Garbage Service, Trash Compactor

Heating Central, 2 Units

Cooling Two Central

Fireplace Yes

of Fireplaces 2

Fireplaces Two, Gas, Wood Burning

of Stories 1

Stories 1

Exterior

Exterior 4 Sides Masonry

Exterior Features Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Sprinkler System, Outdoor Kitchen, Has Gutters, Ranch Fence, Storage Building/Shed, Storm Windows, Workshop

Lot Description 1 - 2 Acres, Level

Roof Composition

Construction Pre-Owned

Foundation Slab

School Information

District Comal ISD

Elementary Call District

Middle Call District

High

Call District