

\$2,950,000 - 3519 Shooting Star, New Braunfels

MLS® #2815456

\$2,950,000

3 Bedroom, 3.00 Bathroom, 3,887 sqft
Residential on 12.85 Acres

Ranches Of Comal, New Braunfels, TX

ELEGANT HILL COUNTRY HOME ON 12+ ACRES WITH STUNNING VIEWS - Fully fenced located in Ranches of Comal this home features spacious living, natural accents and numerous custom amenities. Stone walls and fireplace, hardwood floors, ceiling beams, built-ins and storage throughout. Beautifully designed master suite shower has 3 shower heads, an outdoor shower and garden tub with view of exquisite property while relaxing. Gourmet kitchen features gas cooktop, stainless Jenn Air appliances, large walk-in pantry, custom cabinets and oversized island. Covered patio fully fenced with Hill Country views & fireplace that overlooks back yard oasis. Exterior luxuries to include outdoor kitchen and icemaker, heated pool, oversized 3 car garage, electric front entry gate, extra wide fully concreted driveway, stock fishing pond, fenced chicken coop, large oaks with up lighting, fully equipped 805 sq ft 1B 1B Casita and current Wildlife Exemption. Texas Hill Country living at its finest.



Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	2815456
List Price	\$2,950,000
Sale Price	\$2,950,000
Sale Date	April 19th, 2022

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,887
Acres	12.85
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3519 Shooting Star
Subdivision	Ranches Of Comal
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Electricity Connected, Propane, Other, Water Connected
Features	Gated
Parking	Concrete, Driveway, Detached, Electric Gate, Garage, Oversized
# of Garages	3
Garages	Garage Door Opener
View	Hills, Pond, Rural, Trees/Woods
Waterfront	Pond
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Built-In Gas Oven, Built-In Gas Range, Built-In Refrigerator, Down Draft, Dishwasher, Exhaust Fan, Electric Water Heater, Gas Cooktop, Disposal, Ice Maker, Microwave, Water Softener Owned, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Central, Electric, Fireplace(s), Heat Pump, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Heat Pump, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Outside, Stone, Wood Burning

# of Stories	1
Stories	One

Exterior

Exterior Features	Barbecue, Gas Grill, Lighting, Outdoor Grill, Private Entrance, Private Yard, See Remarks
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Lot Description	Agricultural, Back Yard, Farm, Gentle Sloping, Landscaped, Level, Open Lot, Private, Many Trees, Sprinklers Automatic
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Windows	Garden Window(s), Window Coverings
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Roof	Metal
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Construction	Masonry, Stone
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Foundation	Slab
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School Information

District	Comal ISD
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Elementary	Hoffman Lane
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Middle	Church Hill
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High	Canyon
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