

\$1,325,000 - 254 Cactus Breeze, New Braunfels

MLS® #2827678

\$1,325,000

4 Bedroom, 5.00 Bathroom, 3,614 sqft

Residential on 11.01 Acres

Wiley Hughes Surv #30 Abs #215, New Braunfels, TX

MAJOR PRICE IMPROVEMENT!! Immaculate custom home on 11 unrestricted/ag exempt acreage!! This property features it all! Office overlooking the tree filled front yard & formal dining room complete with a rock accent wall. The kitchen has granite countertops, island with a wine fridge, custom cabinetry, cooktop, built in oven & microwave. The breakfast area looks out to a backyard that resembles a Hill Country oasis complete with an Outdoor Kitchen & Fireplace featuring a very unique above ground pool. Every bedroom has its own bathroom and the room upstairs has its own full bath and kitchenette which can serve as a bedroom, gameroom, or all of the above!! The spacious master suite includes a luxurious walk-in shower, double vanities, soaking tub and large walk-in closet! Outside you'll find a 24K Generac Generator that can supply electricity to your home during the most severe weather conditions. Your very own chicken coop, garden, RV/Boat Parking, large A/C workshop, storage shed PLUS a natural cave!



Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	2827678
List Price	\$1,325,000
Sale Price	\$1,209,500

Sale Date	December 15th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,614
Acres	11.01
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	254 Cactus Breeze
Subdivision	Wiley Hughes Surv #30 Abs #215
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Cable Available, Electricity Available, Propane, Phone Available, Sewer Available, Water Available
Features	None
Parking	Attached, Boat, RV Carport, Garage Faces Side, Storage, Workshop in Garage
# of Garages	3
View	Hills, Pool, Pasture, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Electric Water Heater, Disposal, Water Softener Owned, Wine Refrigerator
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Electric, Multi Units
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas, Living Room, Outside, Wood Burning
Stories	One and One Half

Exterior

Exterior Features	Barbecue, Garden, Gas Grill, Lighting, No Exterior Steps, Outdoor Grill, Private Yard, RV Hookup
Lot Description	Agricultural, Back Yard, Cleared, Front Yard, Garden, Level, Native Plants, Many Trees, Views
Windows	Blinds
Roof	Metal
Construction	Stone
Foundation	Slab

School Information

District	Comal ISD
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon