

# \$3,149,900 - 152 Wildlife Trail, New Braunfels

MLS® #6134796

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## \$3,149,900

3 Bedroom, 4.00 Bathroom, 5,881 sqft  
Residential on 13.83 Acres

Ranches Of Comal, New Braunfels, TX

ELEGANT HILL COUNTRY HOME 13+ ACRES - Fully fenced in prime location of Ranches of Comal. Electric gate, extra wide fully concreted driveway, 4car garage Features spacious living, natural accents, travertine back patio/pool area & custom amenities. Hardwood floors, ceiling beams, built-ins, & custom wooden blinds. Gourmet kitchen features gas cooktop, JennAir appliances - microwave/oven combo, large pantry, custom cabinets, & double island. Master suite with his & her closets, soaking tub, walk in shower & private outdoor access. Stonewall fireplace in oversized game room overlooks resort style pool & back yard. 1100 SqFt bonus room upstairs for additional bedroom, craft room etc. 4000 SqFt metal building with RV storage & 1,000 SqFt Guest/Office space with living, bedroom, bathroom & kitchen. Fully equipped top-of-the-line surveillance camera security system tied to server inside & AT&T fiber underground to home & shop/guest/office space. Texas Hill Country living at its finest.



Built in 2020

## Essential Information

ListingFeed	abor_vow
MLS® #	6134796
List Price	\$3,149,900
Sale Price	\$3,100,000
Sale Date	July 7th, 2023

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,881
Acres	13.83
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	152 Wildlife Trail
Subdivision	Ranches Of Comal
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### **Amenities**

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, High Speed Internet Available, Natural Gas Available, Sewer Connected, Underground Utilities, Water Connected
Parking	Concrete, Detached, Door-Multi, Driveway, Garage, Garage Faces Side, Gated, Oversized, RV Access/Parking, Storage, Workshop in Garage
# of Garages	4
Garages	Garage Door Opener
View	Hills
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Gas Oven, Cooktop, Dishwasher, Disposal, Gas Cooktop, Gas Oven, Gas Water Heater, Water Softener Owned
Heating	Central, Electric, Natural Gas
Cooling	Ceiling Fan(s), Central Air, Electric, Humidity Control, Zoned
Fireplace	Yes
# of Fireplaces	3

Fireplaces Gas Starter, Great Room, Living Room, Outside

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Lighting, Private Entrance, Private Yard, Rain Gutters

Lot Description Agricultural, Gentle Sloping, Many Trees, Native Plants, Sprinklers Automatic

Windows Double Pane Windows, Shutters

Roof Metal

Construction Masonry, Stone, Stone Veneer, Stucco

Foundation Slab

### **School Information**

District Comal ISD

Elementary Hoffman Lane

Middle Canyon Intermediate

High Canyon