

# **\$1,800,000 - 2701 Lariat Ridge, New Braunfels**

MLS® #7995767

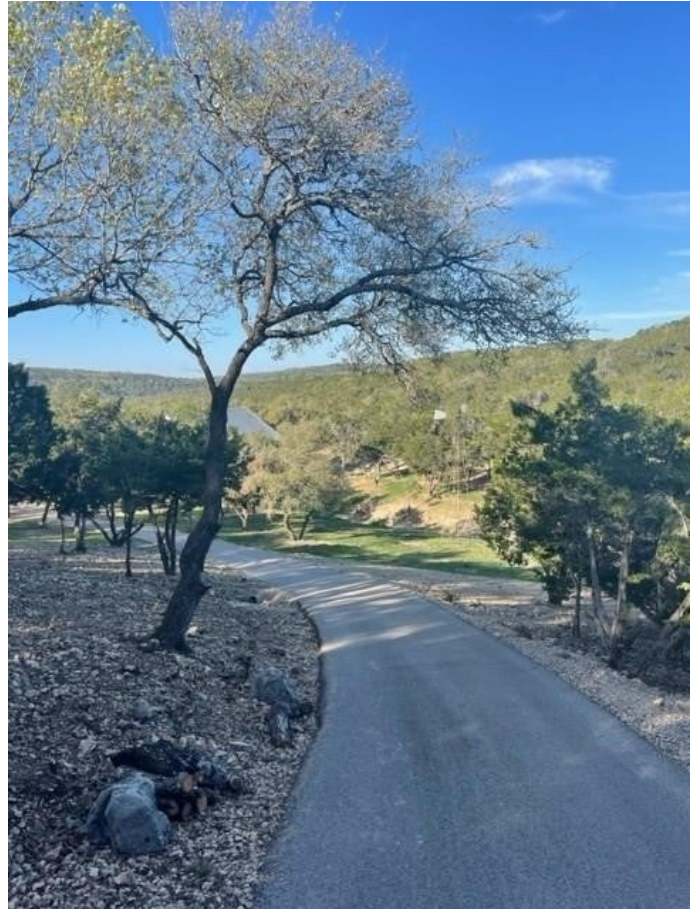
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## **\$1,800,000**

4 Bedroom, 3.00 Bathroom, 3,502 sqft  
Residential on 20.00 Acres

J D J Ranch, New Braunfels, TX

20 ACRES OF HILL COUNTRY VERY PRIVATE PARADISE LOCATED HALF-WAY BETWEEN NEW BRAUNFELS & CANYON LAKE. THIS ONE-OF-A-KIND CUSTOM HOME, BOASTS 18 FLOOR-TO-CEILING WINDOWS OFFERING UNBEATABLE VIEWS, AN OPEN FLOOR PLAN, AND FULLY EQUIPPED KITCHEN GREAT FOR ENTERTAINING. THIS VERY PRIVATE PROPERTY ACCOMODATES 14 INCLUDING THE GUEST HOUSE. THE CHARMING GUEST HOME CAN ACCOMODATE UP TO 4 GUESTS. PROPERTY ALSO FEATURES A BARN, CHICKEN COUP, LARGE COURTYARD WITH GIANT OAK TREES AND A FIRE PIT, SEASONAL SPRING AND CREEK, A DAMMED POND, HIGH FENCE, AND A 1200 SQFT GARAGE WITH 12X12 INSULATED DOORS. WINDOW SHUTTERS ARE AUTO ROLL UP STORM SHUTTERS. LAND HOSTS BEAUTIFUL WILDLIFE INCLUDING WHITETAIL DEER AND OTHER EXOTIC ANIMALS. PROPERTY CAN BE SUBDIVIDED WITH MULITPLE BUILDING SITES WITH INCREDIBLE VIEWS. VRBO ALLOWED. EXCELLENT LOCATION FOR ACCESSING GRUENE, CANYON LAKE, WHITEWATER AND RIVER ROAD. SCHEDULE YOUR SHOWING TODAY!



Built in 2008

## **Essential Information**

ListingFeed	abor_vow
MLS® #	7995767
List Price	\$1,800,000
Sale Price	\$1,725,000
Sale Date	May 3rd, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,502
Acres	20.00
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2701 Lariat Ridge
Subdivision	J D J Ranch
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### **Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Propane, Phone Available, Sewer Available
Features	None
Parking	Driveway, Garage, Garage Faces Side, Door-Multi
# of Garages	4
Garages	Garage Door Opener
View	Hills, Panoramic, Trees/Woods, Creek/Stream, Pond, Rural
Waterfront	Creek, Pond

### **Interior**

Interior	Concrete
Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Electric Oven, Gas Water Heater, Ice Maker, Microwave, Built-In Electric Range, Double Oven, Plumbed For Ice Maker
Heating	Central, Hot Water, Propane, Zoned

Cooling Central Air, Ceiling Fan(s), Electric

# of Stories 1

Stories One

### **Exterior**

Exterior Features Private Entrance

Lot Description Agricultural, Private, Sprinklers Automatic, Few Trees, Gentle Sloping,  
Native Plants

Windows Storm Window(s), Window Treatments

Roof See Remarks

Construction Stone

Foundation Slab

### **School Information**

District Comal ISD

Elementary Mountain Valley

Middle Mountain Valley Middle

High Canyon Lake