

\$1,090,000 - 2607 Kangaroo Court, New Braunfels

MLS® #541066

\$1,090,000

4 Bedroom, 4.00 Bathroom, 3,405 sqft
Residential on 1.02 Acres

Havenwood Hunters Crossing 1, New Braunfels, Texas

Immaculate Custom Home on Corner Lot in Premier Luxury Development! Welcome to luxury living in New Braunfels! This immaculate custom home sits on an optimally located corner lot within one of the city's premier luxury developments. Boasting a single-story layout, this residence features a split floor plan with 4 bedrooms, 3 full baths, and 1 half bath, along with designated spaces for dining, office work, and entertainment in the game room. The kitchen has been tastefully updated with custom cabinetry, a gas range, and sleek quartz countertops, providing both style and functionality. The 4th bedroom is outfitted with custom built-in bunks, perfect for accommodating guests or hosting sleepovers. Step outside to discover a true oasis for outdoor living. This home elevates outdoor entertainment with its expansive inground pool, complete with an attached spa for relaxation. Enjoy gatherings on the large covered patio or cozy up around the custom fire pit, all set amidst professionally landscaped surroundings that ensure ultimate privacy. Located in the sought-after community of Havenwood, this home offers convenience for those with a commuter lifestyle, with easy access to both Austin and San Antonio via IH35. Additionally, two international airports are within a 45-minute drive, enhancing travel accessibility for residents. Neighborhood is also located just minutes to shopping, dining and entertainment options of Gruene and Creekside. Havenwood residents enjoy a



wealth of amenities, including gated entry for security, three swimming pools, a playground, baseball field, tennis and sport courts, volleyball, and more. Experience luxury living at its finest in this exclusive community.

Built in 2011

Essential Information

MLS® #	541066
Price	\$1,090,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,405
Acres	1.02
Year Built	2011
Type	Residential
Sub-Type	Single Family
Style	Hill Country
Status	Pending

Community Information

Address	2607 Kangaroo Court
Subdivision	Havenwood Hunters Crossing 1
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

Amenities

Utilities	Trash Collection Private, Propane
Features	Basketball Court, Playground, Tennis Court(s), Community Pool, Barbecue, Gated, Sport Court(s), Trails/Paths
# of Garages	3
View	None

Interior

Interior	Concrete, Painted/Stained
Appliances	Dishwasher, Disposal, Microwave, Plumbed For Ice Maker, Gas Range, Some Gas Appliances
Heating	Central, Propane
Cooling	Central Air, Electric, 2 Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Porch, Fire Pit, Private Yard, Propane Tank - Leased
Roof	Metal
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Comal ISD
Elementary	Hoffman Lane Elementary
Middle	Church Hill Middle School
High	Canyon High School

Additional Information

Date Listed	April 18th, 2024
Days on Market	88
HOA Fees	960
HOA Fees Freq.	Annually

Listing Details

Listing Office	Black Label Real Estate Adviso
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