



\$1,200,000.00

• Buy

**268, SAN MARCOS, NEW BRAUNFELS, NEW
BRAUNFELS, TX, 78132**

<https://elevateaustingroup.com>



\$30,000 upgrade budget!! A luxury hill country home on 5+ acres with an inground pool sounds like a dreamy property! The combination of the scenic hill country location and the amenities provided by the spacious property and inground pool make it a perfect setting for a comfortable and lavish lifestyle. This custom-built Home has unique ...

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Kim Habermehl

Basics



• ELEVATE AUSTIN •

Rent or Buy: Buy

Subdivision Name: Waggener Ranch

Bathrooms Full: 3

Lot Size Acres: 5.08 sq ft

Bathrooms Half: 2

County Or Parish: Comal

Lot Size Square Feet: 221284.8 sq ft

Building Details

Parking Features: Attached, Circular Driveway, Concrete, Driveway, Garage, Garage Door Opener, Garage Faces Side

Covered Spaces: 3

Accessibility Features: Central Living Area, Visitor Bathroom

View: Hill Country, Trees/Woods

Construction Materials: Stucco

Garage Spaces: 3

Amenities & Features



Water Source: Well

Appliances: Built-In Electric Oven, Built-In Oven(s), Cooktop, Dishwasher, Disposal, Down Draft, Electric Cooktop, Exhaust Fan, Microwave, Oven, Electric Oven, Double Oven, Self Cleaning Oven, Water Heater-Electric, Water Softener Owned

Sewer: Aerobic Septic

Exterior Features: Exterior Steps, Private Yard

Window Features: Double Pane Windows, Screens, Window Coverings

Attached Garage Yes/ No: 1

Heating: Central, Electric, Zoned

Fireplace Features: Family Room, Outside, Wood Burning

Patio & Porch Features: Covered, Front Porch, Patio, Rear Porch

Pool Features: In Ground, Outdoor Pool, Pool Sweep, Pool/Spa Combo, Waterfall

Spa Features: Hot Tub, In Ground

Waterfront Features: None

Cooling: Ceiling Fan(s), Central Air, Electric, Multi Units, Zoned

Interior Features: Bidet, Breakfast Bar, Ceiling Fan(s), High Ceilings, Tray Ceiling(s), Chandelier, Granite Counters, Electric Dryer Hookup, Eat-in Kitchen, Entrance Foyer, French Doors, Interior Steps, Kitchen Island, Multiple Dining Areas, Multiple Living Areas, Open Floorplan, Pantry, Primary Bedroom on Main, Recessed Lighting, Walk-In Closet(s), Wet Bar

Flooring: Carpet, Tile, Wood

Fencing: Back Yard, Fenced, Gate, Wire

