

# \$1,199,000 - 5737 Comal Vista, New Braunfels

MLS® #446796

## \$1,199,000

4 Bedroom, 5.00 Bathroom, 4,230 sqft  
Residential on 1.06 Acres

Copper Ridge Ph 3b, New Braunfels, Texas

This incredible Hill Country oasis features 3 family rooms, 4 bedrooms, and a chef's kitchen. The main living area has coffered ceilings, a gas fireplace, and opens to the kitchen with two sinks, gas cooking, and tons of cabinets. An additional living space features a wood ceiling, an additional cooking area, and expansive windows that grant views of the Hill Country. A third living area is perfect for relaxing or entertaining with a wet bar and fridge. The luxurious owner's suite is highlighted by the coffered ceilings and a fabulous en suite with separate walk-in closets, dual sinks and a spa-like shower. The oversized three car garage and lavish stone xeriscaping complete the home. Come and see for yourself this spectacular Hill Country oasis!

Built in 2015

## Essential Information

MLS® #	446796
Price	\$1,199,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,230
Acres	1.06
Year Built	2015



Type	Residential
Sub-Type	Single Family
Style	Hill Country, Traditional, Spanish
Status	Active

### Community Information

Address	5737 Comal Vista
Subdivision	Copper Ridge Ph 3b
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

### Amenities

Utilities	Electricity Available, High Speed Internet Available, Propane, Cable Available, Phone Available, Underground Utilities
Features	Gated, Basketball Court, Community Pool, Playground, Sport Court(s), Tennis Courts
Parking	Attached, Garage, Door-Multi, Driveway Level, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills, Rural, Trees/Woods

### Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Entrance Foyer, His and Hers Closets, Open Floorplan, Split Bedrooms, Attic, Dining Area, Garden Tub/Roman Tub, Recessed Lighting, Storage, Wet Bar
Appliances	Double Oven, Dishwasher, Disposal, Plumbed For Ice Maker, Some Gas Appliances, Built-In Oven, Cooktop, Microwave, Convection Oven, Gas Cooktop, Multiple Water Heaters, Propane Water Heater, Range Hood, Water Softener Owned
Heating	Central, Electric, Heat Pump, Multiple Heating Units, Propane, Zoned
Cooling	Central Air, 2 Units, Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas Log, Gas Starter, Propane, Stone, Wood Burning
# of Stories	1
Stories	One

## Exterior

Exterior Features	In-Wall Pest Control System, Patio, Propane Tank - Owned
Lot Description	338 X 157
Windows	Double Pane Windows
Roof	Concrete, Tile
Construction	Masonry, Stucco
Foundation	Slab

## School Information

District	New Braunfels ISD
Elementary	Veramendi Elementary School
Middle	Oak Run Middle School
High	New Braunfels High School

## Additional Information

Date Listed	August 7th, 2021
HOA Fees	0.00
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Keller Williams Heritage
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