

# \$950,000 - 221 Dry Bear Creek, New Braunfels

MLS® #542137

## \$950,000

3 Bedroom, 3.00 Bathroom, 3,449 sqft  
Residential on 5.10 Acres

Waggener Ranch 2, New Braunfels, Texas

Get in to Waggener Ranch for less than \$1M!  
Fresh exterior paint, exterior lighting just complete and new roof coming before close!  
Own a piece of paradise in your private gated community complete with a stocked fishing pond and exotic wildlife roaming throughout. This Tudor style estate is perfectly blended with hill country touches to create the perfect retreat. Tucked in the rolling terrain of this 5 acre tract the home is situated perfectly to optimize privacy. This is truly the hill country getaway you've been dreaming about. The main floor is dressed with timeless travertine stone throughout, solid rounded interior wood doors and high end design in every room. On the main floor you will find an oversized primary suite with vaulted ceilings, a stone fireplace, access to the backyard, a custom built closet, a separate walk in shower and a large soaking tub that sits beneath two large windows. The main floor also encompasses a show stopping round room that can be an ideal home office, creative space, or even a nursery. The main living room is adorned with a floor to ceiling stone fireplace (1 of 3 in the home) and french doors leading out onto a princess balcony. The kitchen sits at the back of the home with french doors leading to the back patio with an easy transition for al fresco dining and entertaining. At the rear of the home a wood staircase leads you to the second floor where you will find two more substantial bedrooms and an additional bathroom. One of the secondary bedrooms is



complete with the third fireplace in the home. At the end of the hallway you will find a large great room that is currently being used as a bunk room but could easily be a great game room ideal for a pool table. Next to the great room is a smaller room with no windows. This could be an ideal quaint theater room or, as the current owner uses it, for optimal storage capacity. Notice the solid doors throughout, the angled ceilings, and the rooms all unique depth and nooks. A MUST SEE!

Built in 2007

### **Essential Information**

MLS® #	542137
Price	\$950,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,449
Acres	5.10
Year Built	2007
Type	Residential
Sub-Type	Single Family
Style	Hill Country, Tudor
Status	Active

### **Community Information**

Address	221 Dry Bear Creek
Subdivision	Waggener Ranch 2
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

### **Amenities**

Utilities	Electricity Available, High Speed Internet Available, Trash Collection Private
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Features	Equestrian Community, Fishing, Other, Pier, See Remarks, Gated
# of Garages	2
View	None

### **Interior**

Interior	Stone, Wood
Appliances	Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Refrigerator, Some Electric Appliances, Built-In Oven, Cooktop
Heating	Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Living Room, Stone, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Patio, Private Yard, Rain Gutters
Windows	Plantation Shutters
Roof	Composition, Shingle
Construction	Masonry, Stucco
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Bill Brown Elementary
Middle	Smithson Valley
High	Smithson Valley High

### **Additional Information**

Date Listed	April 28th, 2024
HOA Fees	958
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Horizon Realty
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