



Facts

Acreage	1.05
County	Comal
State	Texas
Listing Price	939,000
Listing #	

This STUNNING single-story stone and stucco 4 bedroom, 3.5 bath home located in the peaceful and tranquil setting of the Preserve of Mission Valley, just minutes from New Braunfels, Texas, will WOW you with huge oaks and abundant wildlife! This fine estate shows like a model home with its many upgrades and fine finishes. The home features: custom double front doors at the entry, 12-13 ft coffered ceilings, an elegant entry hall with rotunda, and a large office with lovely French doors which provide ample privacy. Elegant hardwood floors run throughout the entry, office, formal living and dining areas. The open floor plan is truly perfect for entertaining! Guests can easily mingle between the 2 spacious living rooms, connected dining room, and the beautiful, upgraded kitchen which boasts an expansive island, quartz countertops, a 42-inch panel 5-burner gas range top, new kitchen backsplash and floor tile, as well as double ovens and microwave drawer. The exquisite master suite has ample room and provides a perfect sanctuary for rest and relaxation after a long day. Its lovely ensuite features a dual head shower, soaking tub, separate vanities, and two spacious walk-in closets. Other impressive details in this home include custom wood woven blinds in the master bedroom and two living areas, ceiling fans throughout, a three-car garage with 7 overhead storage racks that remain, and a private and cross-fenced 1.05 acre lot where the owners enjoy watching wildlife from the beautiful back patio. You will definitely want to make an appointment to see this fine estate! No city taxes. Approximately 30 minutes from San Antonio & less than an hour from Austin.

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