

\$1,150,000 - 189 Dry Bear Creek, New Braunfels

MLS® #1770188

\$1,150,000

4 Bedroom, 4.00 Bathroom, 3,017 sqft

Residential on 5.30 Acres

WAGGENER RANCH COMAL, New Braunfels, TX

Step into this Hill Country retreat, where timeless elegance meets modern comfort. The open-concept design is bathed in natural light, with iron doors and expansive windows framing serene views of the surrounding landscape. Living, dining, and kitchen spaces flow effortlessly together, offering the perfect setting for both intimate gatherings and grand entertaining. Beyond the iron doors, an outdoor sanctuary awaits. A resort-style pool anchors the backyard, set against a stamped concrete patio and lush tropical accents. Evenings invite you to gather around the fire pit, enjoying conversation and starlit skies that only the Hill Country can provide. This Mediterranean-inspired estate also features a private casita, a convenient laundry chute, and grounds alive with native wildlife. A stocked fishing pond just beyond the property enhances the sense of peaceful seclusion. With \$10,000 in seller concessions available for rate buy-down or flooring updates, this home offers both luxury and opportunity-a true Hill Country sanctuary.

Built in 2015

Essential Information

MLS® #	1770188
Price	\$1,150,000
Bedrooms	4



Assumable 2.25% VA loan available

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,017
Acres	5.30
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Mediterranean
Status	Active RFR

Community Information

Address	189 Dry Bear Creek
Area	2611
Subdivision	WAGGENER RANCH COMAL
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Controlled Access, Bike Trails, Lake/River Park
Parking	Attached, Side Entry, Two Car Garage
Has Pool	Yes
Pool	Hot Tub, In Ground Pool, Pool is Heated

Interior

Interior	Two Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Study/Library, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Atrium, Liv/Din Combo, Telephone
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Solid Counter Tops, Double Ovens, Custom Cabinets, 2+ Water Heater Units, Cook Top, Carbon Monoxide Detector, Dryer, Private Garbage Service, Propane Water Heater, Refrigerator, Washer
Heating	Central, 2 Units

Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Glass/Enclosed Screen, Living Room, Two
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco, Siding
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Mature Trees, Outdoor Kitchen, Additional Dwelling, Has Gutters, Storage Building/Shed
Lot Description	Corner, County Vlew, Wooded, Mature Trees (ext feat), 5 - 14 Acres, Ag Exempt, Horses Allowed, Level, Pond /Stock Tank, Sloping
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	April 26th, 2024
Days on Market	163
HOA Fees	1053.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Brian Skelton
Listing Office	BHHS Don Johnson REALTORS -Spr

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