

\$928,000 - 8155 Blue Oak Way, Garden Ridge

MLS® #1824784

\$928,000

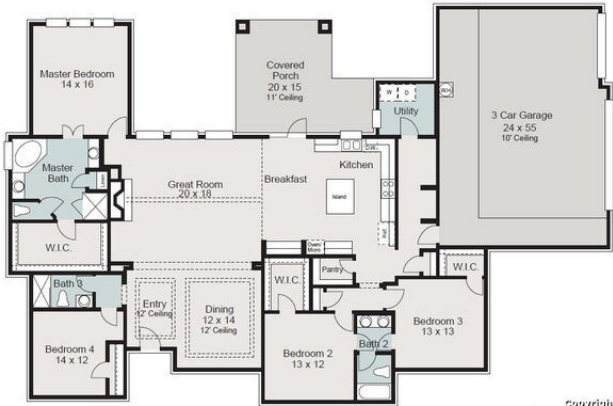
4 Bedroom, 3.00 Bathroom, 2,764 sqft
Residential on 1.68 Acres

ENCHANTED BLUFF, Garden Ridge, TX

Enjoy serene living in this Sitterle Homes Dijon floor plan on 1.677 acres in the beautiful Enchanted Bluff community. This open floor plan welcomes you in with the double tray ceiling in the entry and cathedral ceiling in the great room; perfect for entertaining with access to the kitchen, great room and dining room. The private primary suite offers a luxurious space to unwind after a long day. The oversized covered porch is an excellent space for cookouts and family gatherings while enjoying nature. Enchanted Bluff is currently building in phase 1 of 6. The community will be secured with gates a virtual guard.



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Built in 2024

Essential Information

MLS® #	1824784
Price	\$928,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,764
Acres	1.68
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information



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Address	8155 Blue Oak Way
Area	2612
Subdivision	ENCHANTED BLUFF
City	Garden Ridge
County	Comal
State	TX
Zip Code	78266

Amenities

Amenities	Controlled Access
Parking	Attached, Side Entry
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Carbon Monoxide Detector
Heating	Central, 1 Unit
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Two, Family Room, Gas Logs Included, Gas, Glass/Enclosed Screen, Other
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Wire Fence, Outdoor Kitchen
Lot Description	On Greenbelt, County Vlew, Irregular, 1 - 2 Acres, Partially Wooded,

	Mature Trees (ext feat), Secluded, Wooded
Roof	Metal
Construction	New
Foundation	Slab

School Information

District	Comal
Middle	Danville Middle School
High	Davenport

Additional Information

Date Listed	November 21st, 2024
Days on Market	342
HOA Fees	3500.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Frank Sitterle
Listing Office	The Sitterle Homes, LTC

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