

# \$1,695,000 - 219 Doehne Oaks, New Braunfels

MLS® #1826621

**\$1,695,000**

3 Bedroom, 3.00 Bathroom, 2,604 sqft  
Residential on 6.58 Acres

Doehne Oaks, New Braunfels, TX

**\*\*Hill Country Living at Its Best\*\*** Nestled on 6.58 acres in the desirable Doehne Oaks subdivision, this charming 3-bedroom, 3-bath Hill Country ranch-style home offers a perfect blend of privacy and convenience, located just between Bullverde and New Braunfels. The property is beautifully shaded by mature live oak trees and features a small pond, adding to its serene outdoor appeal. Inside, you'll find spacious living areas, while the exterior boasts a 2-car garage, a separate golf cart garage, RV storage, and a workshop or additional garage space. With an agricultural exemption in place, this rare find offers the tranquility of country living, just a short drive from all the amenities of town. This is a true retreat for those seeking a peaceful lifestyle without being too far from town.

Built in 2015

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 1826621     |
| Price          | \$1,695,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,604       |
| Acres          | 6.58        |
| Year Built     | 2015        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Single Family Detached |
| Style    | One Story              |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 219 Doehne Oaks |
| Area        | 2611            |
| Subdivision | Doehne Oaks     |
| City        | New Braunfels   |
| County      | Comal           |
| State       | TX              |
| Zip Code    | 78132           |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | Controlled Access |
| Parking   | Two Car Garage    |
| Pool      | None              |

### Interior

|              |                                                                                                                                                                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Shop, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Walk in Closets, Attic - Access only, Attic - Expandable, Attic - Storage Only |
| Appliances   | Chandelier                                                                                                                                                                                                                                         |
| Heating      | Central                                                                                                                                                                                                                                            |
| Cooling      | One Central                                                                                                                                                                                                                                        |
| Fireplaces   | Not Applicable                                                                                                                                                                                                                                     |
| # of Stories | 1.0                                                                                                                                                                                                                                                |
| Stories      | 1                                                                                                                                                                                                                                                  |

### Exterior

|              |                          |
|--------------|--------------------------|
| Exterior     | Stone/Rock, Wood, Stucco |
| Roof         | Metal                    |
| Construction | Pre-Owned                |
| Foundation   | Slab                     |

### School Information

|            |       |
|------------|-------|
| District   | Comal |
| Elementary | Comal |
| Middle     | Comal |

High Canyon Lake

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 2nd, 2024 |
| Days on Market | 337                |
| HOA Fees       | 1.00               |
| HOA Fees Freq. | Annually           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Agent  | Victor Garrett              |
| Listing Office | UC Garrett Realty & Auction |

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