

\$1,990,000 - 316 Clear Lake, New Braunfels

MLS® #1841320

\$1,990,000

4 Bedroom, 4.00 Bathroom, 4,852 sqft

Residential on 5.54 Acres

WAGGENER RANCH COMAL, New Braunfels, TX

This stunning 4 bedroom, 3.5 bath custom crafted estate, built in 2014 by River Hills Custom Homes, is a true sanctuary of elegance and tranquility. Nestled on 5.54 secluded acres, this exceptional property offers unparalleled privacy and luxury. From its barreled cement tile roof to its artisan woodwork, every inch of this home was designed with meticulous attention to detail. Step through the grand arched metal front doors into a gated courtyard, where a tranquil fountain and garden space create an inviting entryway. Inside, soaring 18-foot vaulted ceilings with magnificent Douglas Fir wood beams set the tone for the home's warm yet sophisticated ambiance. Natural light floods the living space, highlighting the rich hardwood floors that flow seamlessly throughout. The dining room features a hand scraped, painted ceiling, adding a unique touch of elegance to the home's carefully curated design. The chef's kitchen is a perfect blend of form and function, designed for both culinary excellence and everyday convenience. At its heart, a Thermador gas range with six burners, a griddle, and a pot filler is framed by natural stone, creating a stunning focal point. Two dishwashers, a trash compactor, and custom cabinetry crafted from elegant painted maple wood elevate the space with both beauty and practicality. Double islands provide ample workspace for meal prep, while two farmhouse sinks ensure effortless cleanup. The primary



suite is a private retreat designed for ultimate comfort and relaxation. The spa inspired bathroom features a luxurious steam shower with a rain shower head, a deep Jetta Garden Tub, and quartz countertops with his and hers vanities. Custom built-ins provide thoughtful storage, including pull out cabinets with electrical outlets and a heated towel rack for a true spa experience. His and Hers closets are nothing short of spectacular, with the primary closet spanning 15 by 11 feet and featuring a custom-built island, while the secondary measures 14 by 7 feet with floor to ceiling shelving. The three secondary bedrooms all offer large walk in closets and provide unique accommodations, with a guest suite featuring 2 private entrances and direct access to the pool area and its own courtyard. The remaining two bedrooms share a Jack and Jill bathroom and each have their own courtyard access, creating a seamless indoor - outdoor living experience. Designed for entertainment, the game room is an entertainers dream, boasting a wet bar, wine refrigerator, built in ice maker, and exquisite glass front lighted cabinetry. Throughout the home, smart features and premium amenities enhance everyday living. A whole house water filtration system ensures high quality water, while an in wall vacuum system makes cleaning effortless. The home is wired for surround sound, with speakers in the living room, game room, primary suite, and outdoor patio. Ethernet connections in every room provide seamless connectivity, and a Ring Security system with exterior cameras offers peace of mind. A gas fireplace anchors the outdoor lounge, while the gourmet outdoor kitchen is equipped with both a gas and wood-burning grill, perfect for hosting unforgettable gatherings. The centerpiece of the expansive backyard is the breathtaking 21,000-gallon Cody Pool, complete with a waterfall feature, sunbathing shelf, and volleyball-ready depth. As the sun

sets, guests can gather around the natural wood-burning fire pit, surrounded by the peaceful beauty of the countryside. The oversized three car garage offers an additional W/D hook up location. A dedicated water well and storage tank offer self sufficiency, while an additional workshop provides extra storage for tools and equipment. This extraordinary home blends luxury, comfort, and impeccable craftsmanship, offering a truly unparalleled living experience in Waggener Ranch. Schedule your private showing today and discover the perfect balance of sophistication and serenity in this exceptional estate.

Built in 2014

Essential Information

MLS® #	1841320
Price	\$1,990,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,852
Acres	5.54
Year Built	2014
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	316 Clear Lake
Area	2611
Subdivision	WAGGENER RANCH COMAL
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Controlled Access, Park/Playground, Lake/River Park
Parking	Attached, Side Entry, Oversized
Has Pool	Yes
Pool	In Ground Pool, Fenced Pool, Pool is Heated, Pools Sweep

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Utility Area in Garage, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Skylights, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry in Garage, Laundry Room, Telephone, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Gas Grill, Disposal, Dishwasher, Trash Compactor, Ice Maker Connection, Water Softener (owned), Wet Bar, Smoke Alarm, Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Solid Counter Tops, Double Ovens, Custom Cabinets, Carbon Monoxide Detector, 2+ Water Heater Units, Central Vacuum
Heating	Central, Zoned
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Living Room, Other, Gas, Gas Logs Included
# 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, Storage Building/Shed, Has Gutters, Special Yard Lighting, Mature Trees, Outdoor Kitchen, Ranch Fence, Partial Fence
Lot Description	Cul-de-Sac/Dead End, County Vlew, Horses Allowed, 5 - 14 Acres, Mature Trees (ext feat), Secluded
Roof	Concrete
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	February 10th, 2025
Days on Market	267
HOA Fees	1053.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Lynda Lowder
Listing Office	LPT Realty, LLC

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 5th, 2025 at 3:21am CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.