

\$975,000 - 1148 Imhoff Lane, New Braunfels

MLS® #1849489

\$975,000

3 Bedroom, 3.00 Bathroom, 2,560 sqft
Residential on 5.09 Acres

DOEHNE OAKS, New Braunfels, TX

WELCOME HOME! This lovely property is situated on 5.09 acres in the beautiful Texas Hill Country. Here, you get the best of both worlds. You'll enjoy the peaceful space you're seeking while also being conveniently located just off of Highway 46 for an easy drive to shopping, dining and schools. One of the best advantages of living here is the agricultural exemption due to the herd of roaming Texas Longhorn cattle. That property tax exemption means a much more affordable housing payment. The presence of those magnificent animals adds to the charm of living in this tranquil country setting with just 21 tracts in Doehne Oaks, (pronounced "Day-nee"). This home features an attractive stone and stucco exterior with a metal roof. The interior open floor plan is spacious, features wonderful built-in shelving at the family room perfect for displaying your prized treasures. The bonus room, with wet-bar, makes a terrific game room or home office. Wait until you see the enormous closet in the primary suite. Enjoy the picturesque views from your expansive front and back covered patios. Your guests will love sitting by the fire pit on chilly evenings. The golfer in your family is sure to get a kick out of hitting practice shots out to the turfed target green in the side yard. This home is carpet-free and the secondary bedrooms share the always practical Jack and Jill bathroom. In addition to the attached side-entry garage, there is a carport useful for storing equipment. This is your opportunity to



acquire a meticulously cared-for, sparkling clean home nestled amongst the beauty of mature landscape. Schedule your private showing today.

Built in 2018

Essential Information

MLS® #	1849489
Price	\$975,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,560
Acres	5.09
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	1148 Imhoff Lane
Area	2611
Subdivision	DOEHNE OAKS
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	None
Parking	Two Car Garage, Side Entry
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Walk-In Pantry, Game Room, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main
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	Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Gas Cooking, Dishwasher, Ice Maker Connection
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Partial Fence, Has Gutters, Mature Trees
Lot Description	5 - 14 Acres, Ag Exempt, Partially Wooded, Mature Trees (ext feat)
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	March 13th, 2025
Days on Market	229
HOA Fees	480.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Tanya Ramos
Listing Office	Texas Premier Realty

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