

\$2,629,000 - 376 San Marcos, New Braunfels

MLS® #1855372

\$2,629,000

4 Bedroom, 6.00 Bathroom, 5,287 sqft

Residential on 5.08 Acres

WAGGENER RANCH COMAL, New Braunfels, TX

Presenting an exceptional LUXURY EQUESTRIAN ESTATE - this private retreat seamlessly blends incredible horse facilities with refined living, offering a perfect balance of tranquility and sophisticated lifestyle. Set on 5 thoughtfully designed acres, this 5,287 sq ft single-story residence is a true designer's masterpiece, showcasing Spanish flair with Texas Hill Country charm. The home offers an open-concept layout with high-end finishes throughout, including beautiful stone and trending hardwood floors that complement the stunning interior. This estate is located in the highly sought-after Waggener Ranch community, which spans 850 pristine acres and is home to over 200 exotic animals. At the heart of the home is a gourmet kitchen, perfect for both the passionate chef and the avid entertainer. The kitchen features WiFi-enabled Thermador appliances, including a 48" gas range, dual ovens, and a built-in espresso machine. The 7' tall wine fridge is flanked by full-sized Thermador custom paneled refrigerator and freezer units. The massive quartz-topped center island is an ideal gathering place, while the walk-in pantry ensures there's ample space to organize your ingredients in style. Additionally, the reverse osmosis water filtration system ensures only the purest water for both cooking and drinking.

The primary suite offers a serene retreat, designed for ultimate relaxation and comfort. This expansive space features private access



to the outdoors, while the spa-inspired primary bath is a masterpiece, with waterfall marble vanity, a freestanding soaking tub, and an intricately tiled walk-in shower. The suite also includes dual walk-in closets, providing ample space for organization, and a convenient secondary laundry area that is accessible directly through the closet, making laundry day a breeze. Every detail in the suite was carefully crafted for luxury and functionality. Each of the secondary bedrooms has its own en-suite bath with luxury finishes and walk-in closets, while two half-baths cater to guests. The game room and bar area, complete with a cozy fireplace and wet bar, leads to a pre-wired media room-perfect for movie nights or a cozy retreat. The impeccably designed office, located at the front of the home, is spacious and exudes an elegant masculine charm, featuring rich wood trim on the walls. Step outside to enjoy the Hill Country views from the expansive back patio, which leads to a two-story observation deck. The home's outdoor living space also features a brand-new pool with a jacuzzi and fire feature, crafted by Texas' top pool builders Infinity Pools and comes with a five-year transferable warranty. This exceptional estate is designed for ultimate efficiency, featuring a Daikin commercial HVAC system (three units, two years old), blown foam insulation in the attic, and a new 900 ft deep well tapping into the Trinity Aquifer, complete with a heavy metal filter, booster pump, pressure tank, and water softener. A 2500-gallon cistern ensures ample water supply for both the home and the equestrian facilities. For equestrian enthusiasts, the 3-horse barn offers a climate-controlled tack room and feed room as well as 12x12 hay storage, with automatic waterers in each stall. The property is fenced and cross-fenced with King Ranch-style fencing, creating four zones for horses. The 70x120 ft arena, featuring Trutex and sand

footing, ensures optimal training conditions. With a cement tile roof and stucco exterior, the barn is as durable and luxurious as the home itself. The driveway to the barn is chip-sealed and large enough for large trailers and deliveries to easily turn around. This property offers a rare combination of luxury, privacy, and equestrian functionality, making it the ultimate destination for those seeking the finest in Texas living. Whether you are a passionate equestrian or simply seeking a peaceful sanctuary with world-class amenities, this estate is truly a once-in-a-lifetime oppor

Built in 2012

Essential Information

MLS® #	1855372
Price	\$2,629,000
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,287
Acres	5.08
Year Built	2012
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	376 San Marcos
Area	2611
Subdivision	WAGGENER RANCH COMAL
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Controlled Access, Other - See Remarks
Has Pool	Yes
Pool	In Ground Pool, AdjoiningPool/Spa, Fenced Pool, Pool is Heated

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Media Room, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, All Bedrooms Downstairs, Laundry in Closet, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Wet Bar, Vent Fan, Smoke Alarm, Security System (Owned), Garage Door Opener, Custom Cabinets
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Deck/Balcony, Wrought Iron Fence, Sprinkler System, Storage Building/Shed, Has Gutters, Special Yard Lighting, Mature Trees, Horse Stalls/Barn, Dog Run Kennel, Cross Fenced, Ranch Fence
Lot Description	On Greenbelt, Bluff View, County Vlew, Horses Allowed
Roof	Concrete
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	April 3rd, 2025
Days on Market	215
HOA Fees	1056.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Malina Bercher
Listing Office	Aperture Global

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