

\$3,200,000 - 1023 Comanche Rdg, New Braunfels

MLS® #1887918

\$3,200,000

5 Bedroom, 5.00 Bathroom, 5,077 sqft

Residential on 12.57 Acres

Waggener Ranch 3, New Braunfels, TX

Discover a one-of-a-kind estate nestled in a private gated community in the heart of the Texas Hill Country. Situated on 12.581 acres across two parcels, this custom-built 5,258 sq ft home offers breathtaking 180-degree ridge-top views, unmatched craftsmanship, and modern comfort-all just minutes from the Guadalupe River, Canyon Lake, and over 100 nearby wineries. Designed with both elegance and functionality, the home features 5 spacious bedrooms, 4.5 baths, and expansive living areas that seamlessly connect to the natural surroundings. The great room showcases floor-to-ceiling windows, vaulted ceilings with wood beams, and a custom mesquite fireplace mantle, highlighting the home's rich textures and natural materials. The gourmet kitchen is equipped with a quartz island, granite countertops, upgraded JennAir appliances, and a walk-in pantry with custom doors. A built-in china hutch with granite surface and an ancient mesquite chandelier in the dining area add warmth and refinement. Additional living spaces include a sunroom/office off the master, an entertainment room with wet bar, wine fridge, and fireplace, and an upstairs balcony offering stunning views. Outdoors, enjoy a resort-style experience with a covered patio, in-ground pool and spa with water features, and an infinity edge overlooking miles of Hill Country. The oversized 3-car garage with epoxy flooring, workshop space, EV charging outlet, and additional RV/boat parking ensures



plenty of room for all your needs. Built with enduring quality, the home includes a Class 4 impact-resistant metal roof (solar-ready), Zip wall sheathing, spray foam insulation, 3-zone HVAC with heat pumps, and Andersen double-pane windows. Smart home features include WiFi extenders, exterior cameras, monitored security, smart thermostats, and pool and propane control. Other highlights include exotic deer, sheep, and antelope roaming within the gated community, solid wood doors and wood flooring throughout, and wide hallways, oversized doorways, and spacious bathrooms designed for accessibility. The luxurious master suite features dual walk-in closets with built-in dressers, a double shower with rain head, and a custom vanity. Additional features include extensive storage throughout the home-upstairs, downstairs, and in the garage with built-in shelving-as well as private patios for both the master and secondary downstairs bedroom. The home is serviced by city water and a septic system, and includes a 500-gallon in-ground propane tank. A large utility room offers ample storage and everyday functionality. Located within 30 minutes of two executive airports and easy access to both San Antonio and Austin International Airports, this property offers luxury, privacy, and convenience in one exceptional package. Zoned to allow horses, this Hill Country haven is as versatile as it is breathtaking.

Built in 2023

Essential Information

MLS® #	1887918
Price	\$3,200,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	5,077
Acres	12.57
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	1023 Comanche Rdg
Area	2622
Subdivision	Waggener Ranch 3
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Controlled Access
Parking	Side Entry, Oversized
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	Separate Dining Room, Island Kitchen, High Ceilings, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Living Room, Wood Burning, Other, Gas Starter
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Rock/Stone Veneer
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Exterior Features	Deck/Balcony
Lot Description	Cul-de-Sac/Dead End
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon

Additional Information

Date Listed	July 28th, 2025
Days on Market	99
HOA Fees	1053.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Shana Kounse
Listing Office	Keller Williams Heritage

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