

\$1,650,000 - 1020 Comanche Ridge, New Braunfels

MLS® #1891632

\$1,650,000

3 Bedroom, 5.00 Bathroom, 3,952 sqft

Residential on 10.85 Acres

WAGGENER RANCH, New Braunfels, TX

Southern Charm Meets Hill Country Luxury
Privately nestled at the end of a cul-de-sac on approximately 11 acres in the exclusive gated community of Waggener Ranch-home to roaming exotic wildlife-this Southern Traditional estate captures the elegance of New Orleans architecture with a backdrop of breathtaking Hill Country views. Mahogany French doors, gas lanterns, and wraparound porches on both levels create an inviting first impression. Inside, soaring ceilings, rich hardwood floors, and custom craftsmanship set the stage for refined everyday living and effortless entertaining. The thoughtfully designed floor plan includes a gourmet kitchen with granite countertops and high-end appliances, a cozy den with a hand-carved mantel, a stunning sunroom, and a brick-accented wine room. The hall closet is pre-wired for a future elevator installation, offering the option to easily add an elevator if desired. The spacious primary suite boasts dual bathrooms, expansive closets, a coffee bar, and private balcony access. Two additional guest suites each feature en-suite baths and walk-in closets. The surrounding grounds are beautifully landscaped for both style and simplicity, with an automated irrigation system and native plantings that offer beauty without the burden-making outdoor upkeep refreshingly low-maintenance. Energy-efficient construction, custom audio system throughout the home, and smart storage solutions round out this one-of-a-kind



property-where charm, comfort, and natural beauty come together seamlessly.

Built in 2021

Essential Information

MLS® #	1891632
Price	\$1,650,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,952
Acres	10.85
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	1020 Comanche Ridge
Area	2622
Subdivision	WAGGENER RANCH
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Controlled Access, Park/Playground, BBQ/Grill, Other - See Remarks
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, All Bedrooms Upstairs, High Ceilings, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Floored, Attic - Permanent
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Stairs, Florida Room

Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, Double Ovens, Custom Cabinets, Carbon Monoxide Detector, Propane Water Heater, 2+ Water Heater Units, Private Garbage Service, Trash Compactor
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Gas, Glass/Enclosed Screen, Other, Two
# of Stories	2.0
Stories	2

Exterior

Exterior	Stucco
Exterior Features	Covered Patio, Deck/Balcony, Double Pane Windows, Glassed in Porch
Lot Description	Cul-de-Sac/Dead End, 5 - 14 Acres, Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	August 11th, 2025
Days on Market	82
HOA Fees	2106.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Jennifer Kubenka
Listing Office	Keller Williams Heritage

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