

1023 Comanche Ridge
Amenities/Upgrades

- Private gated community; situated in TX Hill Country; Guadalupe River and Canyon Lake minutes away; easy access to San Antonio and Austin international airports; two executive airports with 30 minutes; over 100 wineries within 60 miles, closest winery is 5 miles.
- 12.581 acres on two parcels; zoning allows for horses
- New home with 5258 sq feet; 5 Bedroom; 4.5 bath, unimpeded ridge top view
- Exotic deer, sheep and antelope in gated community
- 12ft wide concrete driveway with ample parking, RV/boat storage area
- Oversized 3 car epoxy floor garage designed for the largest trucks; EV rated power outlet; Utility room and work shop
- Smart Home connected with WIFI extenders: external security cameras, 24 alarm monitoring (to include CO2 and fire); thermostats; garage doors; swimming pool; propane.
- Highest hail impact rated Class 4 metal roof; solar ready wiring
- 2 Fireplaces; 1 gas; 1 gas (or wood)
- Covered pool patio
- In ground pool with spa, water feature, infinity edge
- Septic System; City Water; Inground 500 gallon Propane tank
- Zip wall sheathing; spray foam insulation throughout; 3 zone HVAC with Heat Pumps
- Solid wood doors and wood flooring throughout
- Great room with floor to ceiling windows for 180 ridge top views
- Extra wide doorways, hallways and large baths, ready for handicap access
- Vaulted ceilings with wood beams accents.
- Stone and stucco exterior
- Custom mesquite fireplace mantle and 4 light ancient mesquite dining room chandelier
- All bedrooms have walk-in closets.
- Master bedroom his/her walk-in closet have built in dressers.
- Upstairs balcony with magnificent view
- Quartz kitchen island; granite countertops; separate kitchen Pantry with custom doors
- Upgraded Jenn Air kitchen appliances.
- Ceiling fans throughout interior and exterior patios.
- Heavy metal front door
- Upgraded tile/granite bathroom countertop and showers;
- Master bathroom shower has 2 shower heads plus rain shower.
- Master bathroom vanity/make-up hutch
- Master bedroom sunroom/work desk
- Extensive upstairs and downstairs/garage storage areas with shelving
- Entertainment room with granite counters top, built-in bookcases; floating shelves, wine refrigerator, fireplace and wet bar
- Built in dining area china hutch with granite countertop
- Upgraded Andersen double pane windows
- Bedroom/office with built in shelves and drawers

- Stairwell window seat and large landing.
- Large spacious laundry room
- Recessed lighting through-out with accent lighting in kitchen, bar, hutch
- Private patio for second downstairs bedroom

