

\$2,999,700 - 9811 Klein Ct, New Braunfels

MLS® #1589037

\$2,999,700

6 Bedroom, 7.00 Bathroom, 8,037 sqft
Residential on 1.20 Acres

ROCKWALL RANCH, New Braunfels, TX

DISCOVER EXTRAORDINARY ELEGANCE IN THIS EXCLUSIVE HILL COUNTRY ESTATE IN WORLD-RENOWNED NEW BRAUNFELS! This palatial mansion in gated Rockwall Ranch on acreage takes your breath away with glamour while its functional design welcomes a luxurious lifestyle with ultimate comforts. Three stories, six bedrooms (five of which are ensuites), six and a half baths, three-car garage, resort-style pool & outdoor kitchen barely highlight the vast offerings in this captivating home with 10,031 square feet under roof! Drive through the oak-studded limestone hills, through gates of a graceful community where deer dot the front yards of neighboring estates. From the circular drive, be stunned by exquisite curb appeal of this stately residence. Through double doors step onto gleaming travertine floors of the soaring foyer, warmed with natural light, that shares a view of the waterfall, pool, outdoor living space and oak draped lawn. Be charmed by all the custom touches from expected, like lavish engineered hardwood flooring, to the unexpected, like the water which cascades from the ceiling to fill the bathtubs! The office to the left boasts gorgeous wooden wall cabinetry, offering a secret passage to the master bath suite! Dazzling dining room, overlooking xeriscaped front yard, leads into a spectacular kitchen--a true chef's paradise with gas cooking surrounded by custom hickory cabinets, exclusive Brazilian Black Fusion granite countertops, 8x6 foot island &



breakfast bar next to an eating nook & walk-in pantry. The main master suite is tucked behind a cozy living room with its 2-way electronic fireplace & classy wood built-ins and past a massive laundry room complete with sink. Here, relax and enjoy a view of your lush acreage through a bay window from bed or adjacent sitting area, then step into a bath suite fit for the Four Seasons--his&hers vanities, copper tub w/ ceiling waterfall cascade & fireplace, walkthrough shower with river rock floor, hickory built-ins and HUGE walk-in closet as well as an overflow closet. A second master suite is on the opposite side of the first floor with full bath. Upstairs find a THIRD master suite with huge walk-in closet, another tub with waterfall cascade, river rock shower plus custom granite his&hers vanities with bowl sinks. Two other bedrooms up are ensuites and a third shares a gorgeous hall bath with the gameroom. Play foosball & air hockey with the space offered here, along with a mini-kitchen or step into the media room with riser, theatre seating and projection screen. A second office space up is perfect for home gym or meditation room. The upstairs loft offers another place to hang out or step onto the huge balcony which overlooks your outdoor entertaining mecca. Down here, the long covered porch opens to the sparkling, heated, self-cleaning Anthony&Sylvan Pool with dramatic waterfall, multiple showering fountains, elaborate lighting & jacuzzi, all with a view of the 65" TV mounted over the outdoor fireplace. Pull up a seat at the outdoor kitchen bar to watch your host cook up a feast from the griddle, pizza oven, smoker or gas grill. Set the stage for a peaceful evening at a separate fire pit sitting area! Ah, the best surprises might be last as the 3rd floor carpeted 800 sf great room could be 3rd living area, storage or a private apartment. The three-car, air-conditioned garage sports a man cave with TV, barber shop, golf cart and second laundry

with washer and dryer. Interior & exterior surround sound plus whole home intercom system set a perfect audio atmosphere. The ultimate efficiency shows in shockingly low utility bills thanks to spray foam insulation & energy-star appliances. Highly rated Comal ISD schools & the supreme location of this upscale villa make it rare--on a cul-de-sac in the peaceful country, yet just 10 minutes from I-35 & shopping conveniences, 30 minutes to downtown San Antonio & a short drive to popular river hotspots in Gruene. Visit soon--make this sanctuary yours!

Built in 2013

Essential Information

MLS® #	1589037
Price	\$2,999,700
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	8,037
Acres	1.20
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	3 or More, Mediterranean
Status	Active

Community Information

Address	9811 Klein Ct
Area	2614
Subdivision	ROCKWALL RANCH
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-3877

Amenities

Amenities	Clubhouse, Controlled Access, Pool, Jogging Trails
Parking	Attached, Golf Cart, Oversized, Side Entry
Has Pool	Yes
Pool	Adjoining Pool/Spa, Hot Tub, In Ground Pool, Pool is Heated, Pools Sweep

Interior

Interior	Two Eating Areas, Three Living Area, Attic - Floored, Attic - Partially Floored, Breakfast Bar, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry in Garage, Laundry Main Level, Laundry Room, Loft, Open Floor Plan, Separate Dining Room, Study/Library, Telephone, Utility Area in Garage, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Chandelier, Ceiling Fans, Custom Cabinets, Double Ovens, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Gas Grill, Gas Cooking, Microwave Oven, Plumb for Water Softener, Private Garbage Service, Water Softener (owned), Solid Counter Tops, Stove/Range, 2+ Water Heater Units, Washer Connection
Heating	Central
Cooling	One Window/Wall, Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, One
Stories	3+

Exterior

Exterior	4 Sides Masonry, Stucco
Exterior Features	Bar-B-Que Pit/Grill, Covered Patio, Double Pane Windows, Deck/Balcony, Gas Grill, Outdoor Kitchen, Patio Slab, Special Yard Lighting, Sprinkler System, Mature Trees, Wrought Iron Fence
Lot Description	1 - 2 Acres, Cul-de-Sac/Dead End, County View, Level, Mature Trees (ext feat), Partially Wooded, Xeriscaped
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Danville Middle School
High	Davenport

Additional Information

Date Listed	February 23rd, 2022
Days on Market	802
HOA Fees	795.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Zest Realty
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