



Sold	3 Beds	2/0 Baths	2088 Sq Ft	2017 Built
Single Residential		List Date: 05/08/2023		
MLS #: 1687586		List Price: \$449,999		
Type: Single Family Detached		Days on Market: 95 / 95		
Style: One Story		Total Tax: \$5,990.22		
Garage Parking: Two Car Garage		Contract Date: 08/07/2023		
Subdivision (Common Name): ESTATES AT STONE CROSSING		Closed Date: 09/21/2023		
Subdivision (Legal Name): ESTATES AT STONE CROSSING		Off Mkt Date: 08/07/2023		
		Sold Price: \$445,000		

General

Instructions/Directions: From 337 take a left at Stone Crossing and left on Creek Canyon and 1078 Boulder Run on the left

Area: 2615

Mapscot Grid:

Block: B

Lot: 16

Legal: ESTATES AT STONE CROSSING PHASE 5 (THE), BLOCK B, LOT 16

County: Comal

Subdivision (Common Name): ESTATES AT STONE CROSSING

Subdivision (Legal Name): ESTATES AT STONE CROSSING

Home Faces: North

Recent Rehab:

Construction: Pre-Owned

New Constr. Est. Completion:

Builder Name: Ashton Woods

Neighborhood Amenities: Park/Playground, Jogging Trails, BBQ/Grill

Accessible/Adaptive Home: Yes

Accessible/Adaptive Details: No Steps Down, Level Drive, No Stairs, First Floor Bath, Full Bath/Bed on 1st Flr, First Floor Bedroom

Miscellaneous: None/Not Applicable

Senior Community: No

Green Certification: HERS Rated, Energy star Certified

Green Features:

Energy Efficiency: 13-15 SEER AX, Programmable Thermostat, 12"+ Attic Insulation, Double Pane Windows, Energy Star Appliances, Radiant Barrier, Low E Windows, High Efficiency Water Heater, Foam Insulation, Ceiling Fans

School

School District: New Braunfels

Elementary School: Veramendi

Middle School: Oak Run

High School: New Braunfel

Exterior Features

of Stories: 1

Exterior: Brick

Roof: Composition

Foundation: Slab

Garage Parking: Two Car Garage

Additional/Other Parking: Pad Only (Off Street), Street Parking Only, Open Spaces

Pool/Spa: None

Exterior Features: Covered Patio, Deck/Balcony, Privacy Fence, Sprinkler System, Double Pane Windows, Decorative Bars, Has Gutters, Storm Doors

Lot Size (Acres): 0.231

Lot Description: On Greenbelt

Lot Dimensions: 10,062.36

Lot Improvements: Street Paved, Curbs, Street Gutters, Sidewalks, Streetlights, Private Road

Other Structures:

Interior Features

Interior: Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Office, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Partially Finished

Room Details

Living Room: (19x19) Main Level

Dining Room: (8x10) Main Level

Kitchen: (10x17) Main Level

Utility Room: (7x6) Main Level

Primary Bedroom: (13x15) Main Level

Primary Bath: (13x10) Main Level

Bedroom 2: (12x11) Main Level

Bedroom 3: (12x12) Main Level

Inclusions: **Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Pre-Wired for Security, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector, City Garbage service**

Utility Room: **(7x6) Main Level**

Floor: **Ceramic Tile**

of Fireplaces: **1**

Fireplace: **One**

Window Coverings: **Some Remain**

Primary Bedroom: **DownStairs, Multi-Closets**

Primary Bath: **Tub/Shower Separate**

Tax/HOA

CAN#: **160366011800**
Certified Tax Year: **2022**
Total Tax (Without Exemptions): **\$5,990.22**
Taxed by Multiple Counties: **No**
HOA: **Mandatory**
Multiple HOA: **No**
HOA: **ESTATES AT STONE CROSSING - \$583 / Annually**
[Click here for additional details](#)

Utilities

Air Conditioning: **One Central**
Heating: **Central**
Heating Fuel: **Natural Gas**
Water/Sewer: **Water System, City**
Utility Suppliers:

Listing Info

List Office: **[Coldwell Banker D'Ann Harper - COLD0026 - \(210\) 581-9050](#)**
Days on Market: **95**
Currently Being Leased: **No**
Lease Expiration Date:
Occupancy: **Vacant**
Owner LREA/LREB: **No**
Proposed Terms: **Conventional, FHA, VA, Cash, 100% Financing, Investors OK, Assumption w/Qualifying**
Possession: **Negotiable**
Contingent Info:
Contract Date: **08/07/2023**
Closing Date: **09/21/2023**
Sold Price: **\$445,000**
Sold Price per SqFt: **\$213.12**

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Prepared By: Nikki Carr, GRI | Southern Hospitality Home Group | 04/19/2024 09:01 AM

1309 Hidden Cave Dr, New Braunfels, Texas

\$529,000



Sold	4 Beds	3/1 Baths	2864 Sq Ft	2016 Built
Single Residential		List Date: 10/12/2023		
MLS #: 1726177		List Price: \$529,000		
Type: Single Family Detached		Days on Market: 45 / 45		
Style: Traditional, Texas Hill Country		Total Tax: \$9,940.55		
Garage Parking: Two Car Garage, Attached		Contract Date: 11/14/2023		
Subdivision (Common Name): ESTATES AT STONE CROSSING		Closed Date: 12/05/2023		
Subdivision (Legal Name): ESTATES AT STONE CROSSING		Off Mkt Date: 11/14/2023		
		Sold Price: \$529,000		

General

Instructions/Directions: From I-35 North exit 184 toward TX337 loop. Turn left on S Rueckle Rd, left onto Stone Crossing, left on Creek Canyon, and right on Hidden Cave Dr. Home is on the end of the street on right side of the cul-de-sac.

Area: 2615

Mapsco Grid:

Block: A

Lot: 15

Legal: ESTATES AT STONE CROSSING PHASE 3 (THE), BLOCK A, LOT 15

County: Comal

Subdivision (Common Name): ESTATES AT STONE CROSSING

Subdivision (Legal Name): ESTATES AT STONE CROSSING

Home Faces:

Recent Rehab:

Construction: Pre-Owned

New Constr. Est. Completion:

Builder Name: Ashton Woods

Neighborhood Amenities: Park/Playground, Jogging Trails, BBQ/Grill

Accessible/Adaptive Home: No

Accessible/Adaptive Details: N

Miscellaneous:

Senior Community:

Green Certification:

Green Features:

Energy Efficiency:

School

School District: New Braunfels

Elementary School: Veramendi

Middle School: Oak Run

High School: New Braunfel

Exterior Features

of Stories: 2

Exterior: Brick, Stone/Rock, Siding

Roof: Composition

Foundation: Slab

Garage Parking: Two Car Garage, Attached

Additional/Other Parking:

Pool/Spa: None

Exterior Features: Patio Slab, Covered Patio, Wrought Iron Fence, Sprinkler System, Has Gutters

Lot Size (Acres): 0.245

Lot Description: Cul-de-Sac/Dead End

Lot Dimensions:

Lot Improvements: Sidewalks, Streetlights

Other Structures:

Interior Features

Interior: Two Living Areas, Separate Dining Room, Island Kitchen, Walk-In Pantry, Study/Office, High Ceilings, Open Floor Plan

Inclusions: Ceiling Fans, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Garage Door Opener

Floor: Carpeting, Ceramic Tile, Wood

of Fireplaces: 1

Fireplace: One

Window Coverings: All Remain

Primary Bedroom: DownStairs, Walk-In Closet, Ceiling Fan, Full Bath

Primary Bath: Tub/Shower Separate, Separate Vanity

Room Details

Living Room: (16x18) Main Level

Dining Room: (10x11)

Kitchen: (26x13) Main Level

Primary Bedroom: (20x16) Main Level

Primary Bath: (15x13) Main Level

Bedroom 2: (13x16) 2nd Level

Bedroom 3: (13x10) 2nd Level

Bedroom 4: (11x15) 2nd Level

Family Room: () 2nd Level

Tax/HOA	Listing Info
CAN#: 160366005900 Certified Tax Year: 2022 Total Tax (Without Exemptions): \$9,940.55 Taxed by Multiple Counties: No HOA: Mandatory Multiple HOA: No HOA: THE ESTATES AT STONE CROSSING - \$583 / Annually - \$375 transfer Click here for additional details	List Office: <u>BHHS Don Johnson, REALTORS - PRUD00 - (210) 493-1766</u> Days on Market: 45 Currently Being Leased: Lease Expiration Date: Occupancy: Owner LREA/LREB: Yes Proposed Terms: Conventional, VA, Cash Possession: Closing/Funding Contingent Info: Contract Date: 11/14/2023 Closing Date: 12/05/2023 Sold Price: \$529,000 Sold Price per SqFt: \$184.70
Utilities	
Air Conditioning: One Central Heating: Central Heating Fuel: Natural Gas Water/Sewer: City Utility Suppliers:	

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Sold	3 Beds	2/1 Baths	2822 Sq Ft	2020 Built
Single Residential		List Date: 01/11/2024		
MLS #: 1743725		List Price: \$550,000		
Type: Single Family Detached		Days on Market: 53 / 53		
Style: One Story, Traditional, Craftsman		Total Tax: \$5,364.14		
Garage Parking: Two Car Garage, Attached		Contract Date: 02/23/2024		
Subdivision (Common Name): ESTATES AT STONE CROSSING		Closed Date: 03/28/2024		
Subdivision (Legal Name): ESTATES AT STONE CROSSING		Off Mkt Date: 02/23/2024		
		Sold Price: \$535,000		

General

Instructions/Directions: From I-35 head NW on 337 for aprox. 2 miles then turn left on Stone Crossing, for .7 miles then it turns into Limestone Way. .2 miles then turn left on roaring falls. Property will be on your left .2 miles.

Area: 2615

Mapsco Grid:

Block: F

Lot: 21

Legal: ESTATES AT STONE CROSSING PHASE 7 (THE), BLOCK F, LOT 21

County: Comal

Subdivision (Common Name): ESTATES AT STONE CROSSING

Subdivision (Legal Name): ESTATES AT STONE CROSSING

Home Faces:

Recent Rehab:

Construction: Pre-Owned

New Constr. Est. Completion:

Builder Name: Castlerock

Neighborhood Amenities: Park/Playground, Jogging Trails

Accessible/Adaptive Home: No

Accessible/Adaptive Details: N

Miscellaneous:

Senior Community:

Green Certification:

Green Features:

Energy Efficiency:

School

School District: New Braunfels

Elementary School: Veramendi

Middle School: Oak Run

High School: New Braunfel

Exterior Features

of Stories: 1

Exterior: Brick, Stone/Rock

Roof: Composition

Foundation: Slab

Garage Parking: Two Car Garage, Attached

Additional/Other Parking:

Pool/Spa: None

Exterior Features: Deck/Balcony, Wrought Iron Fence

Lot Size (Acres): 0.19

Lot Description: On Greenbelt, Sloping

Lot Dimensions:

Lot Improvements:

Other Structures:

Interior Features

Interior: One Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Office, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets

Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Refrigerator, Dishwasher, Water Softener (owned), Security System (Owned), Pre-Wired for Security, Gas Water Heater, Carbon Monoxide Detector, City Garbage service

Floor: Carpeting, Ceramic Tile

of Fireplaces: 1

Fireplace: One, Living Room, Gas

Window Coverings: All Remain

Primary Bedroom: Walk-In Closet, Full Bath

Room Details

Living Room: (18x22) Main Level

Dining Room: (13x14) Main Level

Kitchen: (14x16) Main Level

Entry Room: (8x18) Main Level

Study/Office: (13x16) Main Level

Primary Bedroom: (16x23) Main Level

Primary Bath: (12x18) Main Level

Bedroom 2: (10x15) Main Level

Bedroom 3: (10x15) Main Level

Primary Bath: **Tub/Shower Separate, Double Vanity, Garden Tub**

Tax/HOA

Listing Info

CAN#: **160366022200**
Certified Tax Year: **2022**
Total Tax (Without Exemptions): **\$5,364.14**
Taxed by Multiple Counties: **No**
HOA: **Mandatory**
Multiple HOA: **No**
HOA: **THE NEIGHBORHOOD COMPANY - \$629 / Annually - \$250 transfer**
[Click here for additional details](#)

List Office: **Riata Realty - RIRE00 - (830) 591-4430**
Days on Market: **53**
Currently Being Leased:
Lease Expiration Date:
Occupancy: **Owner**
Owner LREA/LREB: **No**
Proposed Terms: **Conventional, VA, Cash**
Possession: **Closing/Funding**
Contingent Info:
Contract Date: **02/23/2024**
Closing Date: **03/28/2024**
Sold Price: **\$535,000**
Sold Price per SqFt: **\$189.58**

Utilities

Air Conditioning: **One Central**
Heating: **Central**
Heating Fuel: **Natural Gas**
Water/Sewer: **City**
Utility Suppliers:

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Prepared By: Nikki Carr, GRI | Southern Hospitality Home Group | 04/19/2024 09:01 AM



Sold	4 Beds	3/0 Baths	2705 Sq Ft	2014 Built
Single Residential		List Date: 05/01/2023		
MLS #: 1684140		List Price: \$559,000		
Type: Single Family Detached		Days on Market: 79 / 79		
Style: One Story, Traditional		Total Tax: \$10,069.52		
Garage Parking: Three Car Garage, Attached		Contract Date: 07/11/2023		
Subdivision (Common Name): ESTATES AT STONE CROSSING		Closed Date: 08/16/2023		
Subdivision (Legal Name): ESTATES AT STONE CROSSING		Off Mkt Date: 07/11/2023		
		Sold Price: \$559,000		

General

Instructions/Directions: From Loop 337 enter the community on Stone Crossing, right on Creek Canyon then left on Hidden Cave, and the home is on the right side of the street

Area: 2615

Mapsco Grid:

Block: A

Lot: 29R

Legal: ESTATES AT STONE CROSSING PHASE 2 (THE), BLOCK A, LOT 29R

County: Comal

Subdivision (Common Name): ESTATES AT STONE CROSSING

Subdivision (Legal Name): ESTATES AT STONE CROSSING

Home Faces: South

Recent Rehab:

Construction: Pre-Owned

New Constr. Est. Completion:

Builder Name: Ashton Woods

Neighborhood Amenities: Park/Playground, Jogging Trails

Accessible/Adaptive Home: No

Accessible/Adaptive Details: N

Miscellaneous: Builder 10-Year Warranty, Cluster Mail Box, School Bus

Senior Community:

Green Certification:

Green Features: Rain/Freeze Sensors

Energy Efficiency: 13-15 SEER AX, Programmable Thermostat, 12"+ Attic Insulation, Double Pane Windows, Radiant Barrier, Low E Windows, Ceiling Fans

School

School District: New Braunfels

Elementary School: Veramendi

Middle School: Oak Run

High School: New Braunfel

Exterior Features

of Stories: 1

Exterior: Brick, 4 Sides Masonry, Stone/Rock

Roof: Composition

Foundation: Slab

Garage Parking: Three Car Garage, Attached

Additional/Other Parking:

Pool/Spa: None

Exterior Features: Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters, Wire Fence

Lot Size (Acres): 0.19

Lot Description: On Greenbelt, Country View, Less than 1/4 Acre

Lot Dimensions:

Lot Improvements: Street Paved, Curbs, Street Gutters, Sidewalks, Streetlights, Fire Hydrant w/in 500', Asphalt

Other Structures:

Interior Features

Interior: Two Living Areas, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Office, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking

Room Details

Living Room: (24x24) Main Level

Dining Room: (10x8) Main Level

Kitchen: (18x15) Main Level

Study/Office: (10x10) Main Level

Primary Bedroom: (18x18) Main Level

Primary Bath: (20x12) Main Level

Bedroom 2: (12x12) Main Level

Bedroom 3: (12x12) Main Level

Bedroom 4: (12x12) Main Level

Inclusions: **Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Gas Water Heater, Satellite Dish (owned), Garage Door Opener, In Wall Pest Control, Solid Counter Tops, Double Ovens, Carbon Monoxide Detector, City Garbage service**

Floor: **Carpeting, Ceramic Tile, Wood**

of Fireplaces: **1**

Fireplace: **One, Living Room, Gas, Gas Starter**

Window Coverings: **None Remain**

Primary Bedroom: **Split, DownStairs, Walk-In Closet, Multi-Closets, Ceiling Fan, Full Bath**

Primary Bath: **Tub/Shower Separate, Separate Vanity, Garden Tub**

Tax/HOA

Listing Info

CAN#: **160366001200**

Certified Tax Year: **2022**

Total Tax (Without Exemptions): **\$10,069.52**

Taxed by Multiple Counties: **No**

HOA: **Mandatory**

Multiple HOA: **No**

HOA: **THE ESTATES AT STONE CROSSING HOA - \$540 / Annually - \$375 transfer**

[Click here for additional details](#)

List Office: **Keller Williams Heritage - KLWM00 - (210) 493-3030**

Days on Market: **79**

Currently Being Leased: **Yes**

Lease Expiration Date: **MTM**

Occupancy: **Tenant**

Owner LREA/LREB: **No**

Proposed Terms: **Conventional, FHA, VA, TX Vet, Cash**

Possession: **Closing/Funding**

Contingent Info:

Contract Date: **07/11/2023**

Closing Date: **08/16/2023**

Sold Price: **\$559,000**

Sold Price per SqFt: **\$206.65**

Utilities

Air Conditioning: **One Central**

Heating: **Central, Heat Pump**

Heating Fuel: **Natural Gas**

Water/Sewer: **Water System, Sewer System, City**

Utility Suppliers: **Electric: NBU**
Gas: Centerpoint
Water: NBU
Sewer: NBU
Garbage: NBU

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Prepared By: Nikki Carr, GRI | Southern Hospitality Home Group | 04/19/2024 09:01 AM

1085 Limestone Way, New Braunfels, Texas**\$561,900****Sold****4**
Beds**3/1**
Baths**2842**
Sq Ft**2019**
Built**Single Residential**MLS #: **1707364**Type: **Single Family Detached**Style: **One Story, Traditional**Garage Parking: **Three Car Garage, Attached, Tandem**Subdivision (Common Name): **ESTATES AT STONE CROSSING**Subdivision (Legal Name): **ESTATES AT STONE CROSSING**List Date: **07/30/2023**List Price: **\$575,000**Days on Market: **11 / 11**Total Tax: **\$11,227.74**Contract Date: **08/03/2023**Closed Date: **09/29/2023**Off Mkt Date: **08/03/2023**Sold Price: **\$561,900****General****School**Instructions/Directions: **IH-35 to West on Rueckle Road exit, Left on Stone Crossing, left on Limestone Way.**Area: **2615**

Mapscio Grid:

Block: **F**Lot: **4**Legal: **ESTATES AT STONE CROSSING PHASE 6 (THE), BLOCK F, LOT 4**County: **Comal**Subdivision (Common Name): **ESTATES AT STONE CROSSING**Subdivision (Legal Name): **ESTATES AT STONE CROSSING**

Home Faces:

Recent Rehab: **No**Construction: **Pre-Owned**

New Constr. Est. Completion:

Builder Name: **Ashton Woods**Neighborhood Amenities: **Park/Playground, Jogging Trails**Accessible/Adaptive Home: **No**Accessible/Adaptive Details: **N**Miscellaneous: **Builder 10-Year Warranty, Cluster Mail Box**Senior Community: **No**

Green Certification:

Green Features:

Energy Efficiency: **Programmable Thermostat, 12"+ Attic Insulation, Double Pane Windows, Energy Star Appliances, Radiant Barrier, Ceiling Fans**School District: **New Braunfels**Elementary School: **Veramendi**Middle School: **Oak Run**High School: **New Braunfel****Exterior Features**# of Stories: **1**Exterior: **Brick, 4 Sides Masonry, Stone/Rock**Roof: **Composition**Foundation: **Slab**Garage Parking: **Three Car Garage, Attached, Tandem**

Additional/Other Parking:

Pool/Spa: **None**Exterior Features: **Patio Slab, Covered Patio, Deck/Balcony, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Special Yard Lighting**Lot Size (Acres): **0.257**Lot Description: **On Greenbelt, Less than 1/4 Acre**

Lot Dimensions:

Lot Improvements: **Street Paved, Curbs, Street Gutters, Sidewalks, Streetlights, City Street**

Other Structures:

Interior Features**Room Details**Interior: **One Living Area, Separate Dining Room, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Office, Utility Room Inside, High Ceilings, Open Floor Plan, Guest Suite, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Walk in Closets**Inclusions: **Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, In Wall Pest Control, Double Ovens, Carbon Monoxide Detector, 2+ Water Heater Units, City Garbage service**Floor: **Carpeting, Ceramic Tile**# of Fireplaces: **1**Fireplace: **One, Living Room, Gas, Stone/Rock/Brick**Living Room: **(21x18) Main Level**Dining Room: **(12x11) Main Level**Kitchen: **(22x15) Main Level**Study/Office: **(12x11) Main Level**Primary Bedroom: **(15x14) Main Level**Primary Bath: **(14x10) Main Level**Bedroom 2: **(12x11) Main Level**Bedroom 3: **(12x11) Main Level**Bedroom 4: **(12x10) Main Level**Bonus Room: **(21x13)**

Window Coverings: **Some Remain**
Primary Bedroom: **Split, DownStairs, Walk-In Closet, Ceiling Fan, Full Bath**
Primary Bath: **Shower Only, Double Vanity**

Tax/HOA

CAN#: **160366015600**
Certified Tax Year: **2022**
Total Tax (Without Exemptions): **\$11,227.74**
Taxed by Multiple Counties: **No**
HOA: **Mandatory**
Multiple HOA: **No**
HOA: **STONE CROSSING HOA - \$540 / Annually - \$250 transfer**
[Click here for additional details](#)

Utilities

Air Conditioning: **One Central, Heat Pump**
Heating: **Central, Heat Pump, 1 Unit**
Heating Fuel: **Natural Gas**
Water/Sewer: **Water System, Sewer System, City**
Utility Suppliers: **Electric: NBU**
Gas: Centerpoint
Water: NBU
Sewer: NBU
Garbage: NBU

Listing Info

List Office: **[Hassmann Real Estate - HASS00 - \(210\) 383-9366](#)**
Days on Market: **11**
Currently Being Leased:
Lease Expiration Date:
Occupancy: **Owner**
Owner LREA/LREB: **No**
Proposed Terms: **Conventional, FHA, VA, Cash**
Possession: **Closing/Funding**
Contingent Info:
Contract Date: **08/03/2023**
Closing Date: **09/29/2023**
Sold Price: **\$561,900**
Sold Price per SqFt: **\$197.71**

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Prepared By: Nikki Carr, GRI | Southern Hospitality Home Group | 04/19/2024 09:01 AM



Sold	4 Beds	2/1 Baths	2673 Sq Ft	2016 Built
Single Residential		List Date: 06/20/2023		
MLS #: 1697313		List Price: \$574,000		
Type: Single Family Detached		Days on Market: 15 / 15		
Style: One Story		Total Tax: \$9,997.54		
Garage Parking: Three Car Garage		Contract Date: 06/25/2023		
Subdivision (Common Name): ESTATES AT STONE CROSSING		Closed Date: 07/31/2023		
Subdivision (Legal Name): ESTATES AT STONE CROSSING		Off Mkt Date: 06/25/2023		
		Sold Price: \$574,000		

General

Instructions/Directions: From IH 35 exit Ruekle Rd, and head W on Loop 337, Stone Crossing is on your left.

Area: 2615

Mapscod Grid:

Block: B

Lot: 10

Legal: ESTATES AT STONE CROSSING PHASE 5 (THE), BLOCK B, LOT 10

County: Comal

Subdivision (Common Name): ESTATES AT STONE CROSSING

Subdivision (Legal Name): ESTATES AT STONE CROSSING

Home Faces:

Recent Rehab:

Construction: Pre-Owned

New Constr. Est. Completion:

Builder Name: Ashton Woods

Neighborhood Amenities: Park/Playground, Jogging Trails, Bike Trails

Accessible/Adaptive Home: No

Accessible/Adaptive Details: N

Miscellaneous:

Senior Community:

Green Certification:

Green Features:

Energy Efficiency:

School

School District: New Braunfels

Elementary School: Lone Star Elementary

Middle School: Oak Run

High School: New Braunfel

Exterior Features

of Stories: 1

Exterior: 4 Sides Masonry

Roof: Composition

Foundation: Slab

Garage Parking: Three Car Garage

Additional/Other Parking:

Pool/Spa: None

Exterior Features:

Lot Size (Acres): 0.227

Lot Description:

Lot Dimensions:

Lot Improvements:

Other Structures:

Interior Features

Interior: Two Living Areas, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Office, Utility Room Inside

Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Gas Cooking, Disposal, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Gas Water Heater

Floor: Carpeting, Ceramic Tile, Wood

of Fireplaces: 1

Fireplace: One

Window Coverings: All Remain

Primary Bedroom: Walk-In Closet, Multi-Closets, Ceiling Fan, Full Bath

Primary Bath: Tub/Shower Separate

Room Details

Living Room: (18x22) Main Level

Dining Room: (13x10) Main Level

Kitchen: (17x16) Main Level

Primary Bedroom: (17x14) Main Level

Primary Bath: (10x12) Main Level

Bedroom 2: (13x10) Main Level

Bedroom 3: (13x10) Main Level

Bedroom 4: (13x17) Main Level

Tax/HOA	Listing Info
CAN#: 160366011200 Certified Tax Year: 2022 Total Tax (Without Exemptions): \$9,997.54 Taxed by Multiple Counties: No HOA: Mandatory Multiple HOA: No HOA: ESTATES AT STONE CROSSING HOA - \$583 / Annually - \$375 transfer Click here for additional details	List Office: Keller Williams Heritage - KLWM00 - (210) 493-3030 Days on Market: 15 Currently Being Leased: Lease Expiration Date: Occupancy: Owner LREA/LREB: Yes Proposed Terms: Conventional, FHA, VA, Cash Possession: Closing/Funding Contingent Info: Contract Date: 06/25/2023 Closing Date: 07/31/2023 Sold Price: \$574,000 Sold Price per SqFt: \$214.73
Utilities	
Air Conditioning: One Central Heating: Central Heating Fuel: Natural Gas Water/Sewer: Water System, City Utility Suppliers:	

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1195 Roaring Falls, New Braunfels, Texas

\$575,000



Sold	4 Beds	3/0 Baths	2656 Sq Ft	2019 Built
Single Residential		List Date: 04/28/2023		
MLS #: 1683847		List Price: \$600,000		
Type: Single Family Detached		Days on Market: 18 / 18		
Style: One Story, Traditional		Total Tax: \$10,830.18		
Garage Parking: Three Car Garage, Attached		Contract Date: 05/08/2023		
Subdivision (Common Name): ESTATES AT STONE CROSSING		Closed Date: 06/02/2023		
Subdivision (Legal Name): ESTATES AT STONE CROSSING		Off Mkt Date: 05/08/2023		
		Sold Price: \$575,000		

General

Instructions/Directions: Loop 1604 to I35 N. Take Exit 184 Rueckle Road/Loop 337/FM 482. L onto S Rueckle Road/Loop 337. L onto Stone Crossing (entrance to neighborhood). L onto Limestone Way. L onto Roaring Falls. Home is on left.

Area: 2615

Mapsco Grid:

Block: F

Lot: 28

Legal: ESTATES AT STONE CROSSING PHASE 7 (THE), BLOCK F, LOT 28, LI

County: Comal

Subdivision (Common Name): ESTATES AT STONE CROSSING

Subdivision (Legal Name): ESTATES AT STONE CROSSING

Home Faces: West, South

Recent Rehab: No

Construction: Pre-Owned

New Constr. Est. Completion:

Builder Name: Ashton Woods Homes

Neighborhood Amenities: Park/Playground, Jogging Trails

Accessible/Adaptive Home: Yes

Accessible/Adaptive Details: Int Door Opening 32"+, Ext Door Opening 36"+, 36 inch or more wide halls, Low Closet Rods, Low Pile Carpet, No Steps Down, Level Lot, Level Drive, No Stairs, First Floor Bath, Full Bath/Bed on 1st Flr, First Floor Bedroom, Thresholds less than 5/8 of an inch, Wheelchair Accessible, Wheelchair Adaptable

Miscellaneous: Builder 10-Year Warranty, Virtual Tour, Cluster Mail Box, School Bus

Senior Community:

Green Certification:

Green Features: Rain/Freeze Sensors

Energy Efficiency: Double Pane Windows, Ceiling Fans

School

School District: New Braunfels

Elementary School: Veramendi

Middle School: Oak Run

High School: New Braunfel

Exterior Features

of Stories: 1

Exterior: Brick, Stone/Rock

Roof: Composition

Foundation: Slab

Garage Parking: Three Car Garage, Attached

Additional/Other Parking: None/Not Applicable

Pool/Spa: None

Exterior Features: Patio Slab, Covered Patio, Deck/Balcony, Privacy Fence, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Has Gutters, Screened Porch

Lot Size (Acres): 0.241

Lot Description: On Greenbelt, Less than 1/4 Acre, 1/4 - 1/2 Acre, Sloping, Level

Lot Dimensions:

Lot Improvements: Street Paved, Curbs, Street Gutters, Sidewalks, Streetlights, Fire Hydrant w/in 500', Asphalt

Other Structures:

Interior Features

Interior: Two Living Areas, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Game Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Guest Suite, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs

Room Details

Family Room: (19x17) Main Level

Kitchen: (15x16) Main Level

Breakfast Room: (13x10) Main Level

Primary Bedroom: (15x13) Main Level

Primary Bath: (11x9) Main Level

Bedroom 2: (13x10) Main Level

Bedroom 3: (13x10) Main Level

Inclusions: **Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Pre-Wired for Security, Electric Water Heater, Garage Door Opener, In Wall Pest Control, Plumb for Water Softener, Solid Counter Tops, Carbon Monoxide Detector, City Garbage service**

Floor: **Carpeting, Ceramic Tile, Laminate**

of Fireplaces: **1**

Fireplace: **One, Living Room, Gas Logs Included, Gas, Gas Starter**

Window Coverings: **All Remain**

Primary Bedroom: **Split, DownStairs, Walk-In Closet, Multi-Closets, Ceiling Fan, Full Bath**

Primary Bath: **Tub/Shower Separate, Double Vanity, Garden Tub**

Bedroom 4: **(14x11) Main Level**

Game Room: **(16x13) Main Level**

Tax/HOA

CAN#: **160366022900**

Certified Tax Year: **2022**

Total Tax (Without Exemptions): **\$10,830.18**

Taxed by Multiple Counties: **No**

HOA: **Mandatory**

Multiple HOA: **No**

HOA: **THE ESTATES AT STONE CROSSING HOMEOWNERS ASSOCIATION - \$583 / Annually - \$375 transfer**
[Click here for additional details](#)

Utilities

Air Conditioning: **One Central**

Heating: **Central, 1 Unit**

Heating Fuel: **Natural Gas**

Water/Sewer: **Water System, Sewer System, City**

Utility Suppliers: **Electric: NBU**
Gas: Centerpoint
Water: NBU
Sewer: NBU
Garbage: City

Listing Info

List Office: **[Kimberly Howell Properties](#) - SAAV00 - (210) 493-6888**

Days on Market: **18**

Currently Being Leased: **No**

Lease Expiration Date:

Occupancy: **Owner**

Owner LREA/LREB: **No**

Proposed Terms: **Conventional, FHA, VA, Cash**

Possession: **Closing/Funding**

Contingent Info:

Contract Date: **05/08/2023**

Closing Date: **06/02/2023**

Sold Price: **\$575,000**

Sold Price per SqFt: **\$216.49**

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	MLS#	Status	Area	Address	LP/SP	DOM	BR	Bth	SqFt	Type
1	1687586	Sold	2615	1078 Boulder Run	\$445,000	95	3	2/0	2088	Single Family Detached
2	1726177	Sold	2615	1309 Hidden Cave Dr	\$529,000	45	4	3/1	2864	Single Family Detached
3	1743725	Sold	2615	1167 Roaring Falls	\$535,000	53	3	2/1	2822	Single Family Detached
4	1684140	Sold	2615	1250 Hidden Cave Dr	\$559,000	79	4	3/0	2705	Single Family Detached
5	1707364	Sold	2615	1085 Limestone Way	\$561,900	11	4	3/1	2842	Single Family Detached
6	1697313	Sold	2615	1157 Creek Cyn	\$574,000	15	4	2/1	2673	Single Family Detached
7	1683847	Sold	2615	1195 Roaring Falls	\$575,000	18	4	3/0	2656	Single Family Detached
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