

# \$2,850,000 - 3220 Rolling Oaks Dr, New Braunfels

MLS® #1319705

## \$2,850,000

3 Bedroom, 3.00 Bathroom, 4,491 sqft  
Residential on 60 Acres

RURAL ACRES, New Braunfels, TX

Premier horse training, boarding and entertainment facility on 60 hill country acres between New Braunfels and Canyon Lake. Main home is 4491 sq ft with pool and guest house. 3 more dwellings on property. 39 stall barn with inside arena and 2 outdoor lighted arenas with new roping chute and announcer's box. Landing strip, trail rides, skeet and archery areas and a complete Western entertainment set with seating for 200! Possibilities are endless for corporate events, western shows, weddings, etc.

Built in 1996

## Essential Information

MLS® #	1319705
Price	\$2,850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	4,491
Acres	60.00
Year Built	1996
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

## Community Information



Address	3220 Rolling Oaks Dr
Area	2618
Subdivision	RURAL ACRES
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-4362

### **Amenities**

Amenities	None
Parking	Attached, Oversized
Has Pool	Yes
Pool	In Ground Pool

### **Interior**

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, High Ceilings, Open Floor Plan, Laundry Main Level, Walk in Closets, All Bedrooms Upstairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Refrigerator, Disposal, Dishwasher, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, Private Garbage Service, Dryer, Stove/Range, Washer
Heating	Central, 3+ Units
Cooling	Zoned, Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Living Room, Master Bedroom
# of Stories	2.0
Stories	2

### **Exterior**

Exterior	Brick, 4 Sides Masonry
Exterior Features	Patio Slab, Covered Patio, Has Gutters, Mature Trees, Additional Dwelling, Detached Quarters, Horse Stalls/Barn, Ranch Fence
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon

### **Additional Information**

Date Listed	June 18th, 2018
Days on Market	483
HOA Fees	0.00

### **Listing Details**

Listing Office	Keller Williams Heritage
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