

Features List:

5733 Comal Vista • New Braunfels, TX 78132

Exterior:

- 1500 Sq. Ft. Rear Covered Patios - *Overlooking the Hill Country!*
 - Automated Sunscreens
 - 42" Wood Burning Stainless Steel Fireplace
 - Outdoor Kitchen w/ Sunstone Gas Grill
- 1000 Sq. Ft. 3-Car Garage
 - Air Conditioned
 - Built-In Shelving & Insulated Doors
 - Liftmaster 8850W Wireless Garage Door Openers
 - Large Storage Space
- Oversized Concrete Driveway
- Boral Cultured Stone/Stucco Exterior Finishes
- Fully Landscaped w/ Automatic Drip Shrubbery
- Sprinkler System
- Oversized Exterior Tile Flooring
- Full Galvanized Metal Roof
- Gutters
- 3 Tankless Rinna Water Heaters

Living Room:

- Panoramic Hill Country View
- 50" Wood Burning Fireplace
- Custom Floor to Ceiling Stonework
- Exposed Wood Beams
- Custom Wood Window Trim
- High Ceiling
- $\frac{3}{4}$ " Plywood Screwed to all Walls
- Wet Bar w/ Ice Maker, Bar Refrigerator, Fisher/Paykel Dish Drawer, and Custom Surface-Mounted Sink

Interior:

- Custom 8' Oak Entry Doors w/ Transom
- Multiple Designer Color Multicoat Sherwin Williams Paint on Interior Walls & Ceiling
- Porcelain, Ceramic Tile, and Travertine Flooring
- Custom Tile Designs in Foyer, Bathrooms, Kitchen, and Laundry Room
- Custom Ceiling Treatments
- High Ceilings (Lowest Ceiling is 10')
- Granite Countertops
- Custom Cabinets & Shelving
- Designer Light Fixtures & Ceiling Fans
- Recessed Lighting

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Laundry Room:

- Custom Storage Solutions & Cabinetry
- High End MTI Multi-Jet Laundry Sink

Kitchen:

- Custom Alder Cabinets
- Under Cabinet Lighting
- Stainless Steel Appliances
- Sub-Zero Refrigerator
- Wolf Double Convection Oven
- Wolf Microwave
- Viking 6 Burner Gas Cook Top
- 42" Vent-A-Hood
- Wolf Warming Drawer
- Thermador Dishwasher
- Elbay Sink
- Franke Faucets
- Oversized Walk-In Pantry
- Large Island w/ Breakfast Bar
- Dining Area
- Archway Entry to Formal Dining Room

Owner's Suite:

- *Panoramic Hill Country View!*
- Double Doors
- Full Bath
 - Kohler Designer Fixtures
 - Oversized Snail Shower w/ Multiple Body Spray Shower Heads
 - Jacuzzi Bathtub
 - Custom Wood Cabinets
 - Separate Vanities

Additional Features Include:

- Gated / Guard Accessed Community
- Two Guest Suites w/ Ensuite Bathrooms
- Powder Room w/ Stone Accent Wall
- Full Hard-Wired Security System
 - Motion Detectors
 - Door & Window Sensors
 - Power Outage Alarm
- Whole House Sound System – Interior & Exterior
- All Drywall Screwed- Not Nailed to Prevent Pops & Cracks
- FusionXT Automatic Water Softener
- All Interior & Garage Walls Insulated for Noise Reduction
- Full Energy Savings Package:
 - Closed Foam Sprayed in Insulation in all Walls, Roof & Lighting Fixtures
 - Custom Sierra Pacific Dual Pane Insulated Wood Windows
 - Velux Roof Skylight