



FORWARD
REAL ESTATE

Address

10807 Zedernholz Run New Braunfels, TX 78132

Features & Upgrades

INTERIOR HIGHLIGHT BULLETS:

- **1.5-story David Weekley “Fredericksburg” floor plan**
- **4 bedrooms, 3.5 bathrooms + private study with French doors**
- **Open-concept layout with 2 living areas & 2 dining areas**
- **Upstairs game room + dedicated media room**
- **Chef-style kitchen** with granite counters, gas cooktop, stainless steel appliances
- **Rock-accented breakfast bar**, travertine backsplash, walk-in pantry
- **Primary suite with tray ceiling and peaceful backyard views**
- **Spa-inspired ensuite bath** with dual vanities, soaking tub, walk-in tiled shower & large walk-in closet
- **Generous crown molding**, archways, recessed lighting & pendant lighting
- **Custom window treatments & faux wood blinds throughout**
- **Engineered hardwood and tile flooring in main areas**
- **Walk-in attic storage access from upstairs media/hallway**
- **Beveled glass front door adds elegance and light**

EXTERIOR HIGHLIGHT BULLETS:

- **1-acre private greenbelt lot** in **Rockwall Ranch**, gated community in **New Braunfels, TX**
- **Side-entry 3-car garage** with extended driveway and storage space
- **Four sides masonry – stone and brick exterior**
- **Covered front porch and large extended back patio** with dual fans
- **Stained concrete patio with gas hookup and built-in fire pit**
- **Mature trees** and professionally landscaped yard with sprinkler system & yard lighting
- **Dual-zone HVAC** system for efficient climate control
- **New HVAC system (2023)**
- **New lighting fixtures throughout the home (2023)**
- **Dual water heaters + water softener system**
- **Private septic system – recently serviced**
- **Recent roof for added peace of mind**
- **No city taxes + zoned to top-rated Comal ISD schools**