

2194 Ranch Loop

Crafted for the Way You Live

Thoughtful Features, Improvements & Highlights

Some homes impress with beautiful finishes. Others impress with the thoughtful way they live every day. Designed with flexibility, comfort, and exceptional functionality in mind, this custom home offers a rare combination of spaces, technology, storage, and quality construction. Whether you're accommodating multiple generations, working from home, entertaining friends, or simply enjoying room to spread out, every detail was intentionally designed to make life easier.

Recent Improvements & Maintenance

- Professionally repainted (June 2025)
- New toilets installed throughout (2024)
- Class 4 impact-resistant roof (2023)
- HVAC systems professionally serviced (July 2026)
- Septic system professionally serviced (July 2026)
- Professionally cleaned windows prior to listing
- Fresh black mulch and refreshed landscaping
- Consistent warm LED lighting (2700–3000K) throughout
- Recent survey available & detailed floor plans available.

Designed for Everyday Living

- Seven bedrooms and five full bathrooms
- Private main-level primary suite
- Main-level guest suite with adjacent handicap-accessible full bath
- Dedicated office with built-in shelving
- Upstairs family room with kitchenette
- Flexible rooms perfect for guest bedrooms, home offices, homeschool, media room, craft room, exercise room, or hobbies
- Most bedrooms comfortably accommodate king-size furniture
- No plumbing routed above the primary suite; plumbing lines were intentionally insulated to reduce sound transmission
- Extensive walkable attic storage with flooring and dual access points
- Laundry room designed to accommodate two stackable washer and dryer sets, that can be propane or electric as well as the cooktop in the kitchen.
- Space for an additional refrigerator or freezer in the laundry room

Chef's Kitchen

- Two oversized islands
- Double convection ovens
- Combination induction and gas cooktop
- Kitchen configured for propane or electric appliances
- Large walk-in pantry
- Wine storage
- Abundant custom cabinetry
- Under-cabinet lighting
- Two functional work zones, ideal for entertaining, large gatherings, or specialized cooking
- Layout offers flexibility for kosher kitchen setup

Enclosed Summer Room & Outdoor Living

- Enclosed summer room with windows and doors for year-round entertainment space Including a commercial-grade Crown Verity outdoor kitchen featuring a professional gas cooktop, flat-top griddle, and commercial ventilation hood.
- Granite countertops with ample prep and serving space on an island with wheels.
- Outdoor dishwasher
- Space and connections for a beverage refrigerator
- Outdoor fireplace
- Hot tub electrical and plumbing connections already installed
- Direct access to beautifully landscaped backyard with greenbelt views.

Garage, Workshop & RV Features

- Four-car garage with 8-foot insulated garage doors
- Epoxy-coated garage flooring
- QuietQ ultra-quiet garage door openers
- Spacious driveway designed for easy turnaround without backing into the street
- Detached climate-controlled flex building ideal for a workshop, fitness studio, art studio, home office, hobby room, or additional storage.
- Dedicated RV parking
- 30-amp and 50-amp RV electrical hookups
- Additional epoxy-finished covered outdoor workspace

Property Highlights

- Private one-acre corner homesite
- Peaceful greenbelt backdrop & maintained landscaping
- Wrought iron fencing enclosing the back of the property
- Four mature pecan trees, banana, apple peach, and plum trees as well as raspberry plantings.

Smart Home & Technology

- Whole-home Generac generator (currently under warranty)
- Whole-house surge protector
- Cat 6 wiring throughout the home
- Centralized media distribution panel
- Multiple Cat 6 connection points throughout
- TV wall connections in every room
- Attic TV antenna and cable distribution
- Built-in surround sound in:
 - Primary suite
 - Family room
 - Upstairs living area
- Wi-Fi HVAC controls
- Wi-Fi irrigation controls
- Kinetico water softener

Comfort, Efficiency & Construction

- ADA-friendly design features
- In-wall pest control system
- Energy-efficient construction (certificate available)
- Plumbing intentionally insulated for quieter living
- Removable irrigation backflow assembly for simplified winter maintenance
- Whole-house surge protection for added peace of mind

Havenwood Lifestyle

Residents of Havenwood at Hunters Crossing enjoy:

- Three resort-style pools
- Tennis courts
- Basketball courts
- Sand volleyball
- Baseball field
- Playgrounds
- Walking trails
- Community pavilion

Conveniently located just minutes from Gruene, Creekside Shopping Center, H-E-B Plus!, highly regarded Comal ISD schools, and historic downtown New Braunfels.

Features You Might Miss During Your Showing

- Walkable attic storage with dual access in the attic above the garage
- Two stackable washer/dryer connections
- Space for second refrigerator or freezer in the laundry room.
- Commercial outdoor kitchen with dishwasher and beverage refrigerator space
- QuietQ garage door openers
- Whole-house surge protector
- Cat 6 wiring and TV hookups throughout
- Plumbing insulated for quieter living
- Hot tub-ready electrical and plumbing
- Wi-Fi HVAC and irrigation controls
- Generator under warranty
- Wide turnaround driveway
- Energy-efficient construction