

758 Mission Heights  
758 Mission Heights  
New Braunfels, TX 78130

**\$875,000**  
0.240± Acres  
Comal County



**758 Mission Heights**  
**New Braunfels, TX / Comal County**

---

**SUMMARY**

**Address**

758 Mission Heights

**City, State Zip**

New Braunfels, TX 78130

**County**

Comal County

**Type**

Residential Property, Single Family

**Latitude / Longitude**

29.702525 / -98.153628

**Dwelling Square Feet**

3834

**Bedrooms / Bathrooms**

4 / 2.5

**Acreage**

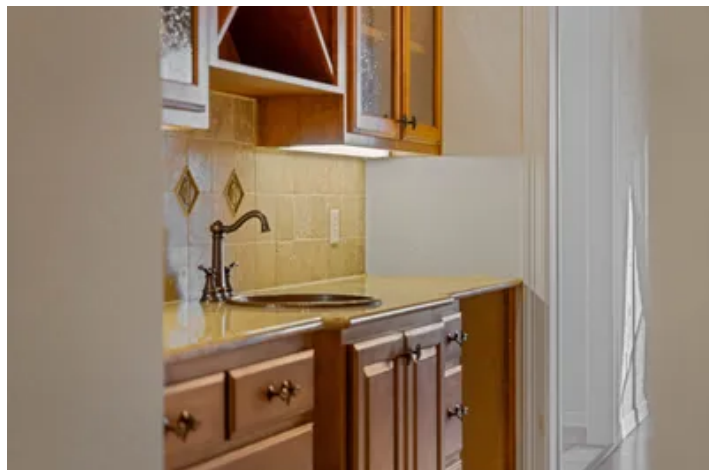
0.240

**Price**

\$875,000

**Property Website**

<https://capitalranchsales.com/property/758-mission-heights-comal-texas/95996/>



**PROPERTY DESCRIPTION**

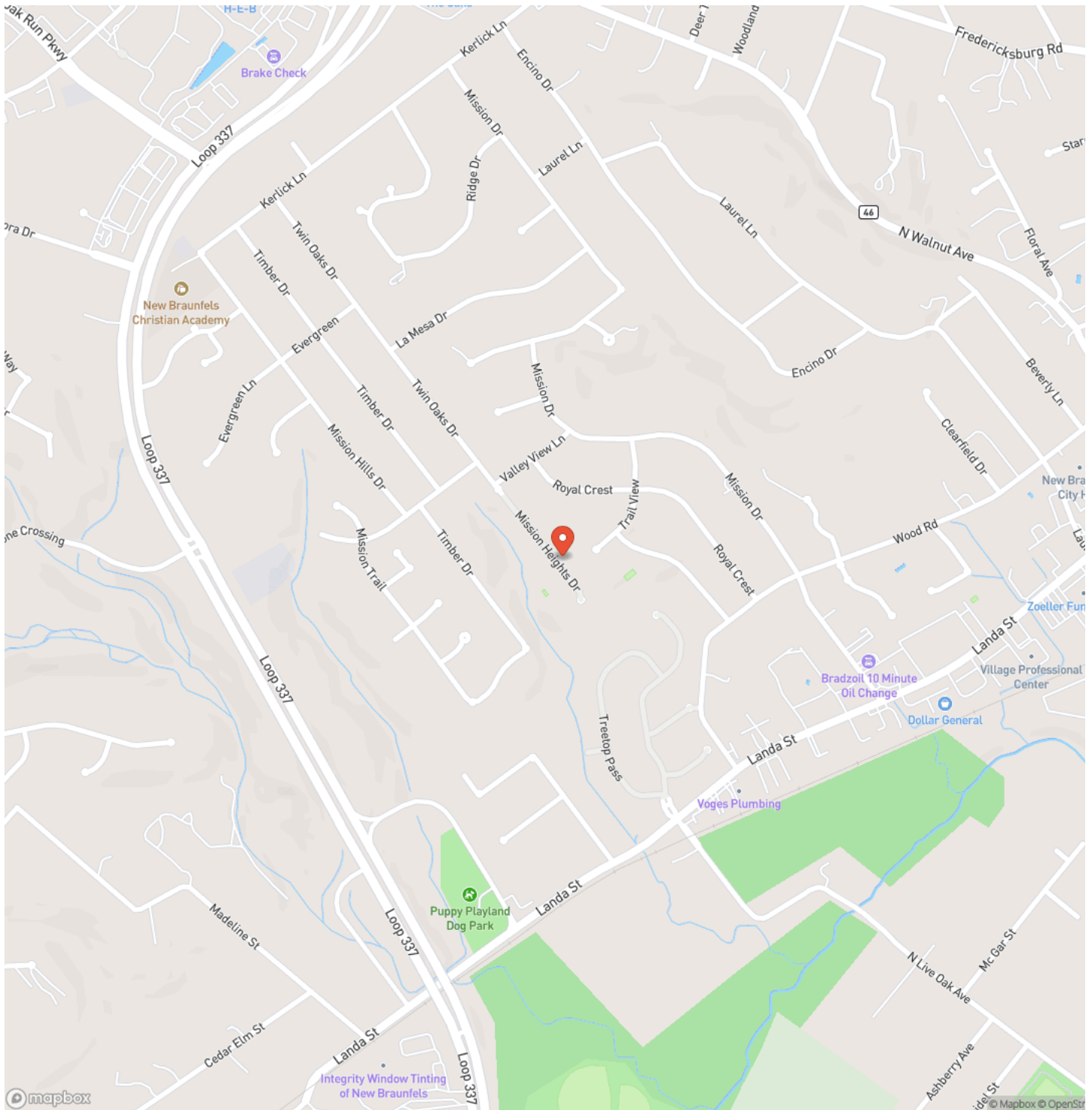
Brand new Roof, Fresh interior paint and Handicap accessible!!! Nestled in the heart of New Braunfels within the gated Mission Heights community, this custom-built home sits atop the iconic "hill" offering a unique lifestyle with majestic city views! This residence blends timeless style with ample space in a serene and private setting. Step through the entrance into a grand foyer with an exquisite chandelier. The 3,834 Sq.Ft. 4 Bedroom 2.5 Bathroom custom home is a rare opportunity to come to market in this sought after neighborhood. There are two rooms at the front of the home currently being utilized as a formal dining room and a study. Both rooms could be used as an office, nursery or flex space. As you navigate into the large family room the generous windows offer all the natural sunlight and views of the stunning saltwater pool, landscaping, and hill country views. The thoughtfully crafted kitchen boasts an agreeable blend of elements, including vast amounts of cabinet space, a central island for functionality, and bar top seating and serving area. Conveniently arranged, the dining area flows from the butler pantry hallway to the kitchen, creating an ideal setting for entertaining. Complementing the homes entertaining features is a surround sound system installed through the large family room, back porch and front porch area. The primary bedroom, strategically located on the first floor, encompasses a spacious ensuite with a garden tub, separate shower, and a large walk-in closet. The elegant dining room and flex room are located at the front of the home on the main floor. Two spacious and well-appointed bedrooms can be found upstairs with breathtaking panoramic views. Upstairs, you will also find a full bathroom and entertainment area. Designed for indoor and outdoor activities, the property features a sparkling saltwater pool for true relaxation while taking in the views, nature, and wildlife that surrounds it. End your days sitting out on the serene front porch and take in the wonderful views.



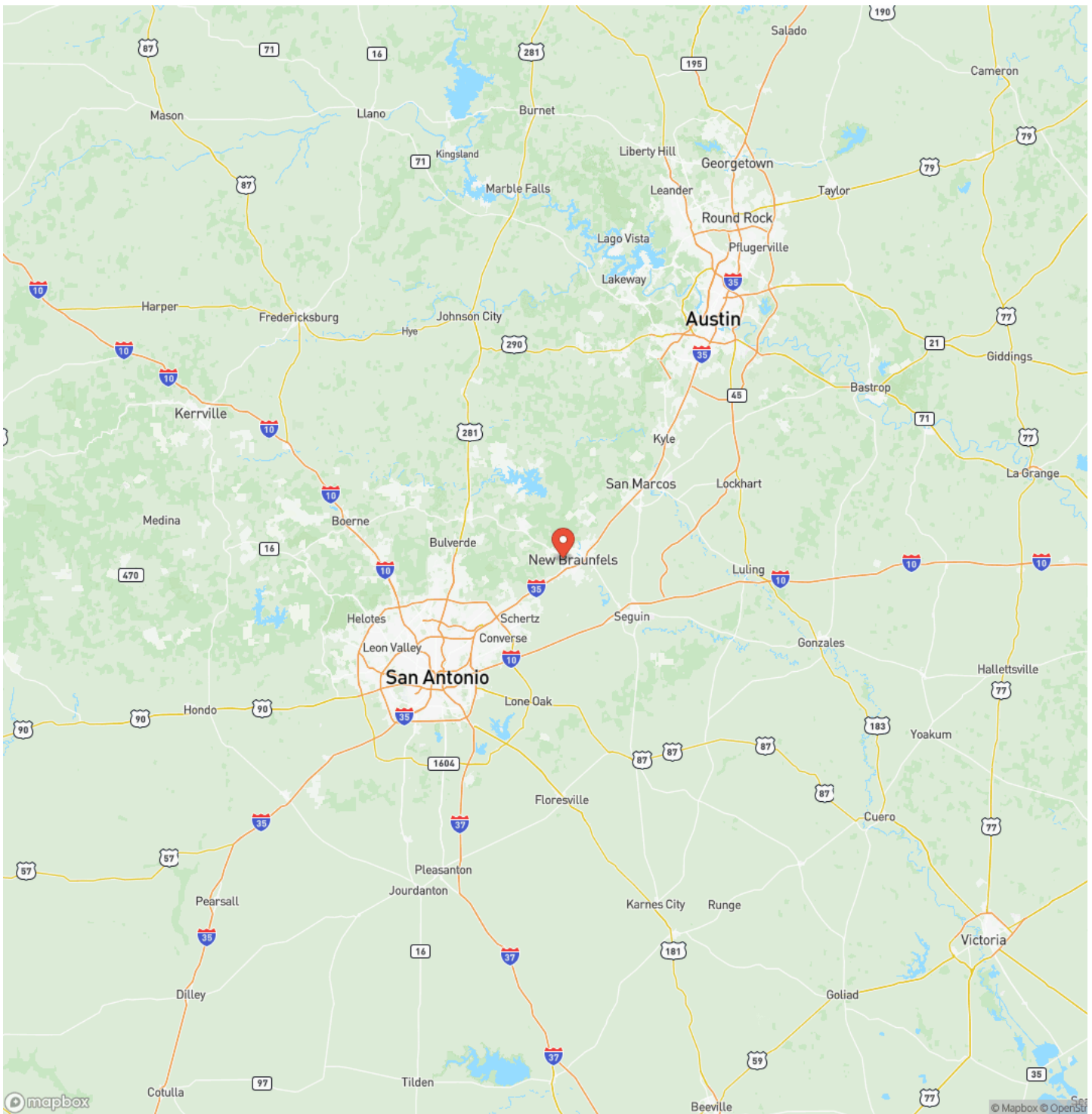




## Locator Map

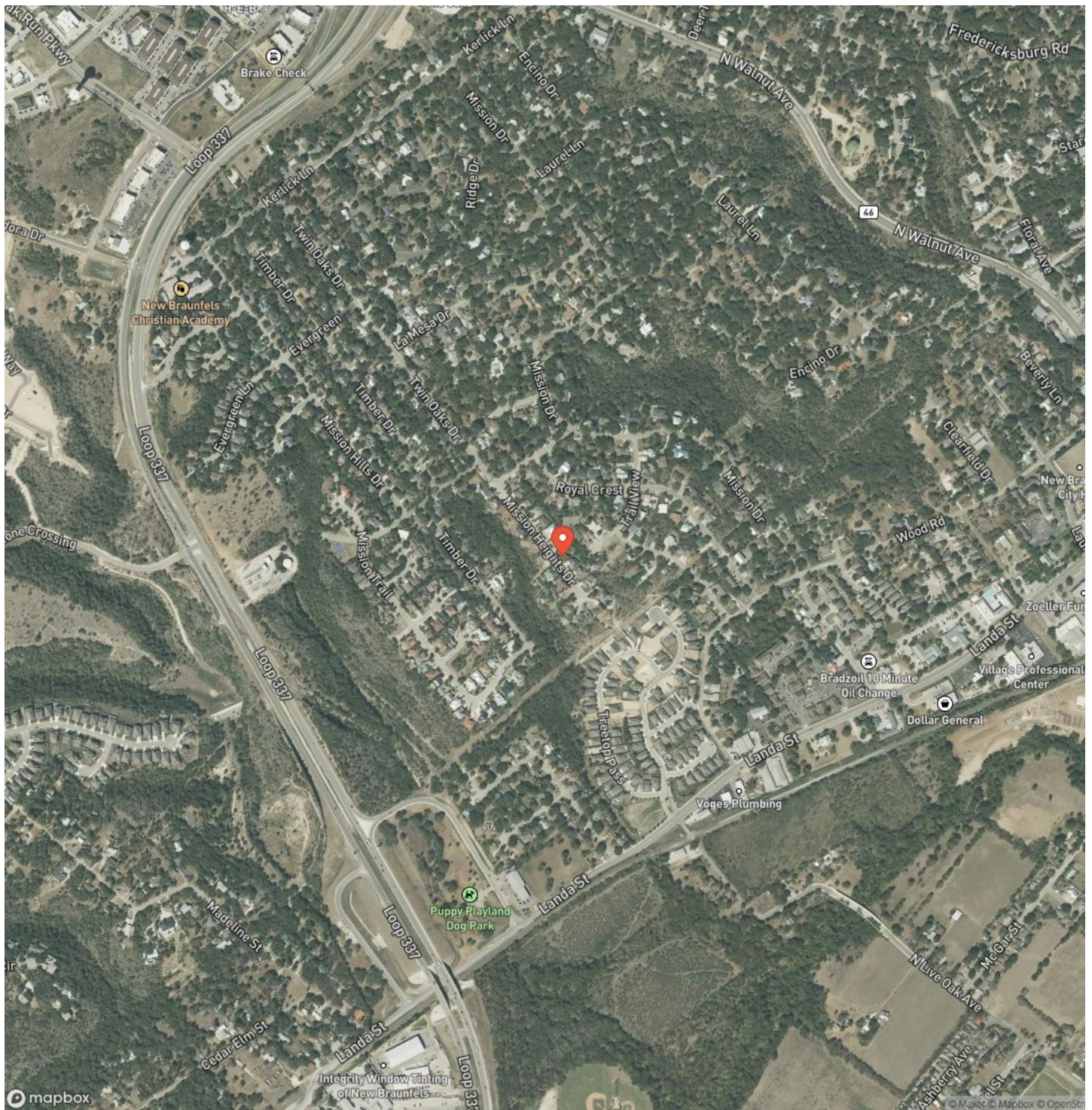


## Locator Map





## Satellite Map





**758 Mission Heights**  
**New Braunfels, TX / Comal County**

### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Caresse Troppy

## Mobile

(512) 749-2204

## Email

Caresse@capitalranchsales.com

**Address**

City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**  
**[www.capitalranchsales.com](http://www.capitalranchsales.com)**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





---

**Capital Ranch Sales**  
123 N Seguin Ave  
New Braunfels, TX 78130  
(830) 387-4076  
[www.capitalranchsales.com](http://www.capitalranchsales.com)

---

