

\$1,799,900 - 1193 Lone Star Dr. , New Braunfels

MLS® #0001193

\$1,799,900

4 Bedroom, 5 Bathroom, 5,781 sqft

Residential on 0.42 Acres

N/A, New Braunfels, Texas

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<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube video player"

src="https://www.youtube.com/embed/p4ScY18LH2A" width="560" height="315"

frameborder="0"

allowfullscreen="allowfullscreen"></iframe></p>

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<p>This impeccably crafted mid-century modern home was designed by Bart Culbertson, who collaborated closely with legendary architect Philip Johnson — the visionary behind the iconic Glass House in New Canaan, Connecticut (1949).

Johnson’s groundbreaking approach, which reimagined modern architecture through a seamless connection to nature via expansive glass walls, resonates throughout this Lake Dunlap masterpiece. Drawing from his time with Johnson, Culbertson infused this home with the same architectural philosophy, masterfully blending timeless mid-century elements with cutting-edge technology. The result is a true living work of art: soaring 20-foot ceilings, clean lines, and floor-to-ceiling windows that frame breathtaking lake views like ever-changing, natural masterpieces. Every inch has been thoughtfully designed — from reclaimed wood accents that bring warmth to the sleek, gallery-like interiors, to custom lighting systems tailored to showcase a curated art collection of paintings



and photography. More than just a luxurious lakeside retreat, this residence is a piece of architectural history — a tribute to visionary modern design, reimagined for today's living, and set along 97 feet of Lake Dunlap shoreline. The expansive concrete deck, shaded by mature cypress and pecan trees, is built for entertaining on a grand scale — comfortably hosting up to 200 guests or even a hot tub. It was also designed to accommodate a pickleball court and offers an unbeatable vantage point for watching sunsets over the water. The outdoor living space runs the full length of the home, featuring a covered patio with recessed lighting and ceiling speakers — ideal for entertaining day or night. Meticulously landscaped grounds include a low-voltage lighting system that can be automated for ease and efficiency, along with a Rainbird irrigation system to keep the lush front courtyard vibrant year-round. Inside, the home is a masterclass in design and functionality. French oak wood floors with a sleeper floor system offer durability and elegance, while recessed lighting and ceiling speakers enhance the ambiance throughout. Modern amenities abound: two tankless water heaters, a HEOS sound system, and a Daycon HVAC system with seven zones for personalized comfort. Lighting can be adjusted manually or through the Catera system, and the kitchen and bathroom cabinetry and doors are imported from Italy, adding a layer of European refinement. The owner's suite, located on the main level, is a tranquil retreat with serene lake views and direct access to the outdoors. It features a cozy sitting area, a galley-style wardrobe, and a luxurious en suite bathroom complete with dual vanities, a towel warming rack, a spacious walk-in shower with dual shower heads, and ample linen storage. The dining/gallery room is designed for both everyday enjoyment and elegant entertaining,

featuring courtyard views, vaulted beamed ceilings crafted from reclaimed wood (echoing historic New England covered bridges), and striking stone accent walls. Upstairs, each bedroom offers access to a private or shared balcony overlooking the lake, along with en suite bathrooms boasting high-end finishes. A true chef’s kitchen merges beauty with practicality and connects directly to the patio, effortlessly integrating indoor and outdoor living. It features dual Quartzite islands for both prep and casual dining, along with top-tier appliances: a Thermador six-burner gas stove with a vent hood, an ice maker, a built-in under-counter microwave, refrigerator/freezer drawer, and six cooler drawers – ensuring everything you need is within easy reach. A versatile bar kitchen, which can be closed off with pocket doors, adds even more flexibility. Equipped with a Bosch five-burner gas range and a wine fridge, it’s perfect for entertaining or as a secondary prep space. Every element of this home has been meticulously considered, creating a seamless blend of luxury, comfort, and architectural artistry. Whether you’re entertaining on the expansive deck, relaxing in the peaceful courtyard, or soaking in the stunning interiors, this Lake Dunlap residence offers a truly unparalleled lifestyle on the water.

Built in 2021

Essential Information

MLS® #	0001193
Price	\$1,799,900
Bedrooms	4
Bathrooms	5
Half Baths	2
Square Footage	5781
Acres	0.42
Year Built	2021

Type	Residential
Status	Under Contract

Community Information

Address	1193 Lone Star Dr.
Subdivision	N/A
City	New Braunfels
State	Texas
Zip Code	78130

Amenities

Features	Dishwasher, Family Room, Fireplace, Hardwood Floors, Living Room, Microwave, Lakefront, Riverfront, Waterfront
Waterfront Type	Lake Dunlap
Waterfront Footage	97
Water Feature/View	Lake Dunlap

Interior

Stories	2
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Exterior

Lot Description	0.42
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School Information

District	Comal ISD
Elementary	Clear Springs Elementary
Middle	Canyon Middle School
High	Canyon High School

Additional Information

Short Term Rental Allowed	yes
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