

**JOSHUA  
DOWNEY**  
your hometown agent

## Residential

- 2070 Purgatory Road, New Braunfels, Texas  
78132



### Primary Features

Listing ID:	<b>457834</b>
Price:	<b>\$970,000</b>
Original List Price:	<b>\$1,500,000</b>
Year Built:	<b>2004</b>
Property Type:	<b>Residential</b>
Property Sub Type:	<b>Single Family Residence</b>
Listing Type:	<b>For Sale</b>
Bedrooms:	<b>4</b>
Bathrooms:	<b>2</b>
Baths Full:	<b>2</b>
Half Bathrooms:	<b>0</b>
Acres:	<b>10 Acre</b>
Status:	<b>Active</b>

### Interior Features

✓ Swimming Pool:	None
✓ Heating System:	Electric
✓ View:	None
✓ Security:	Prewired
✓ Patio:	Patio, Covered
✓ Parking:	Garage, Attached, Circular Driveway, RV Access/Parking
✓ Laundry:	Laundry Room
✓ Fireplace:	Wood Burning
✓ Interior Features:	Separate Shower, High Ceilings, Kitchen/Family Room Combo, Tub Shower, Ceiling Fan(s), Pull Down Attic Stairs, Breakfast Bar, Master Downstairs, Main Level Master, Double Vanity, Solid Surface Counters, Crown Molding, Recessed Lighting

## Location Information

Country: **US**

State: **TX**

County: **Comal**

City: **New Braunfels**

Subdivision: **Eden Ranch 1**

Zipcode: **78132**

Street Suffix: **Road**

Parcel Number: **24939**

## External Features

✓ Exterior Features: **Covered Patio, Storage**

✓ Fencing: **Ranch Fence, Perimeter, Partial Cross, Pipe**

✓ Foundation: **Slab**

Waterfront: **No**

List Office Name: **Exit Realty-New Braunfels**

AssociationFee: **\$0**

AssociationFee: **\$0**

AssociationFeeFrequency: **\$0**

AssociationFeeIncludes: **\$0**

✓ Appliances: **Dishwasher, Refrigerator, Dryer, Washer, Oven, Water Heater, Other, Cooktop, Some Electric Appliances, Built-In Oven, Electric Range, See Remarks**

AssociationFee: **\$0**

AssociationFeeFrequency: **\$0**

## Additional

✓ Other Utilities: **Electricity Available**

✓ CommunityFeatures: **None**

ConstructionMaterials: **Fiber Cement,HardiPlank Type,Masonry**

TaxYear:

DaysOnMarket: **181**

GarageYN: **Yes**

GarageSpaces: **2**

✓ Roof: **Shingle, Composition**

✓ HighSchool: **Canyon High School**

✓ MiddleOrJuniorSchool: **Church Hill Middle School**

✓ ElementarySchool: **Hoffman Lane Elementary**

LivingArea: **3,132 Sqft**

✓ Levels: **Two**

StreetDirSuffix: **E**

StreetDirPrefix: **W**

✓ Flooring: **Carpet, Hardwood, Tile, Laminate, Combination**

FrontageType: **Other**

ExistingLeaseType: **Not for Lease**

✓ Sewer: **Septic Tank**

TaxAnnualAmount: **\$0**

NewConstructionYN: **Yes**

DirectionFaces: **Northeast**

ElementarySchoolDistrict: **Comal ISD**

HighSchoolDistrict: **Comal ISD**

MiddleOrJuniorSchoolDistrict: **Comal ISD**

WaterBodyName

**None**

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## Agent [Info](#)

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