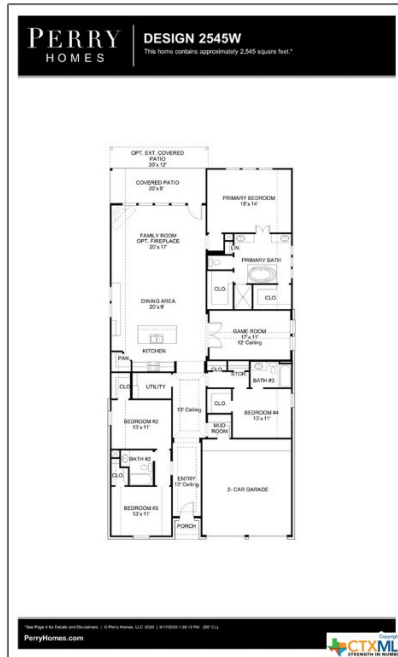


**JOSHUA  
DOWNEY**  
your hometown agent

# Residential

- 343 Sugarcane, New Braunfels, Texas 78132



## Primary Features

Listing ID:	<b>469350</b>
Price:	<b>\$654,900</b>
Original List Price:	<b>\$680,900</b>
Year Built:	<b>2022</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>3</b>
Baths Full:	<b>3</b>

## Interior Features

<input checked="" type="checkbox"/>	Swimming Pool:	Community, Other, See Remarks
<input checked="" type="checkbox"/>	Heating System:	Central, Natural Gas
<input checked="" type="checkbox"/>	Cooling System:	1 Unit, Zoned
<input checked="" type="checkbox"/>	View:	None
<input checked="" type="checkbox"/>	Security:	Smoke Detector(s)
<input checked="" type="checkbox"/>	Patio:	Patio, Covered
<input checked="" type="checkbox"/>	Parking:	Garage Door Opener, Garage, Attached, Tandem
<input checked="" type="checkbox"/>	Laundry:	Laundry Room, Washer

Half Bathrooms: **0**

Acres: **0.16 Acre**

Status: **Active**

Hookup, Laundry in Utility Room, Electric Dryer Hookup

✓ Fireplace:

Gas Starter, Gas Log, Family Room

✓ Interior Features:

Walk-In Closet(s), Separate Shower, High Ceilings, Carbon Monoxide Detector, Game Room, Pantry, Garden Tub/Roman Tub, Ceiling Fan(s), Pull Down Attic Stairs, Breakfast Bar, Eat-in Kitchen, Kitchen Island, Entrance Foyer, See Remarks, Double Vanity, Low Flow Plumbing Fixtures, Walk-In Pantry

## Location Information

Country: **US**

State: **TX**

County: **Comal**

City: **New Braunfels**

Subdivision: **The Grove at Vintage Oaks**

Zipcode: **78132**

Parcel Number: **443920**

## Additional

✓ Other Utilities:

High Speed Internet Available, Cable Available

## External Features

✓ Exterior Features: **Covered Patio, Rain Gutters**

Lot Dimensions: **55x130**

✓ Fencing: **Privacy**

✓ Foundation: **Slab**

Waterfront: **No**

List Office Name: **Perry Development Mgt.**

AssociationFee: **\$0**

AssociationFee: **\$0**

AssociationFeeFrequency: **\$0**

AssociationFeeIncludes: **\$0**

✓ Appliances: Dishwasher, Disposal, Microwave, Some Gas Appliances, Built-In Oven, Tankless Water Heater, Gas Water Heater

AssociationFee: **\$700**

AssociationFeeFrequency: **\$0**

✓ CommunityFeatures: Clubhouse, Sidewalks, Trails/paths, Park, Fitness Center, Tennis Court(s), Community Pool, Curbs

ConstructionMaterials: **Brick, Stone Veneer**

TaxYear:

DaysOnMarket: **113**

GarageYN: **Yes**

GarageSpaces: **3**

✓ Roof: Shingle, Composition

✓ HighSchool: New Braunfels High School

✓ MiddleOrJuniorSchool: Oak Run Middle School

✓ ElementarySchool: Veramendi Elementary School

LivingArea: **2,545 Sqft**

✓ Levels: One

StreetDirSuffix: **E**

StreetDirPrefix: **W**

✓ Flooring: Carpet, Tile

FrontageType: **Other**

ExistingLeaseType:	<b>Not for Lease</b>
✓ Sewer:	<a href="#">Other, See Remarks</a>
TaxAnnualAmount:	<b>\$0</b>
NewConstructionYN:	<b>Yes</b>
DirectionFaces:	<b>North</b>
ElementarySchoolDistrict:	<b>New Braunfels ISD</b>
HighSchoolDistrict:	<b>New Braunfels ISD</b>
MiddleOrJuniorSchoolDistrict:	<b>New Braunfels ISD</b>
WaterBodyName:	<b>None</b>

## Agent [Info](#)

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