

**JOSHUA
DOWNEY**
your hometown agent

Residential

- 417 Constance Drive, New Braunfels, Texas
78130



Primary Features

Listing ID:	470020
Price:	\$539,900
Original List Price:	\$529,900
Year Built:	2022
Property Type:	Residential
Property Sub Type:	Single Family Residence
Listing Type:	For Sale
Bedrooms:	3
Bathrooms:	3
Baths Full:	2
Half Bathrooms:	1
Acres:	0.10 Acre
Status:	Active

Interior Features

✓ Swimming Pool:	None
✓ Heating System:	Electric
✓ View:	None
✓ Security:	Smoke Detector(s), Security System Owned, Fire Alarm, Prewired
✓ Patio:	Patio
✓ Laundry:	Laundry Room, Main Level, Washer Hookup, Electric Dryer Hookup
✓ Fireplace:	None
✓ Interior Features:	Walk-In Closet(s), Separate Shower, High Ceilings, Open Floorplan, Garden Tub/Roman Tub, Smart Home, Ceiling Fan(s), Pull Down Attic Stairs, Stone Counters, Separate/Formal Dining Room, Master Downstairs, Wired for

Sound, Vaulted Ceiling(s), Kitchen Island, Dining Area, Main Level Master, Wired for Data, Double Vanity, Cathedral Ceiling(s), Recessed Lighting, Soaking Tub

Location Information

Country: **US**

State: **TX**

County: **Comal**

City: **New Braunfels**

Subdivision: **Solms Lndg Unit-1a**

Zipcode: **78130**

Street Suffix: **Drive**

Parcel Number: **438581**

External Features

✓ Exterior Features: **Patio, Awning(s), Private Yard**

✓ Fencing: **Wood, Privacy, Back Yard**

✓ Foundation: **Slab**

Waterfront: **No**

List Office Name: **Chupik Properties and Design,**

AssociationFee: **\$0**

AssociationFee: **\$0**

AssociationFeeFrequency: **\$0**

AssociationFeeIncludes: **\$0**

✓ Appliances: **Microwave, Range, Some Gas Appliances, Gas Range, Gas Cooktop, Tankless Water Heater, Range Hood**

Additional

✓ Other Utilities: **Separate Meters, Natural Gas Available, High Speed Internet Available, Electricity Available, Water Available, Natural Gas Connected**

AssociationFee: **\$0**

AssociationFeeFrequency: **\$0**

CommunityFeatures: **Trails/paths**

ConstructionMaterials: **HardiPlank Type, Spray Foam Insulation**

TaxYear:

DaysOnMarket: **57**

GarageYN: **Yes**

GarageSpaces: **1**

Roof: **Shingle, Composition**

HighSchool: **Canyon High School**

MiddleOrJuniorSchool: **Canyon Middle School**

ElementarySchool: **Freiheit Elementary**

LivingArea: **1,903 Sqft**

Levels: **Two**

StreetDirSuffix: **E**

StreetDirPrefix: **W**

Flooring: **Wood**

FrontageType: **Other**

ExistingLeaseType: **Not for Lease**

Sewer: **Public Sewer, Not Connected (at lot), Not Connected (nearby)**

TaxAnnualAmount: **\$0**

NewConstructionYN: **Yes**

DirectionFaces: **South**

ElementarySchoolDistrict: **Comal ISD**

HighSchoolDistrict:

Comal ISD

MiddleOrJuniorSchoolDistrict:

Comal ISD

WaterBodyName:

None

Agent [Info](#)



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