

# Residential

- 1344 Patio Drive, New Braunfels, Texas 78130



## Primary Features

Listing ID:	<b>471164</b>
Price:	<b>\$369,900</b>
Original List Price:	<b>\$379,900</b>
Year Built:	<b>1985</b>
Property Type:	<b>Residential</b>
Property Sub Type:	<b>Single Family Residence</b>
Listing Type:	<b>For Sale</b>
Bedrooms:	<b>2</b>
Bathrooms:	<b>2</b>
Baths Full:	<b>2</b>
Half Bathrooms:	<b>0</b>
Acres:	<b>0.09 Acre</b>
Status:	<b>Active</b>

## Interior Features

✓ Swimming Pool:	In Ground, Community, Cabana, Fenced
✓ Heating System:	Central, Electric, Fireplace(s)
✓ Cooling System:	1 Unit, Attic Fan, Heat Pump
✓ View:	None
✓ Security:	Smoke Detector(s)
✓ Patio:	Patio, Refrigerator
✓ Parking:	Garage, Attached, Garage Faces Front, Door-Multi
✓ Laundry:	Laundry Room, Main Level, Washer Hookup, Electric Dryer Hookup
✓ Fireplace:	Wood Burning, Living Room, Masonry, Raised Hearth
✓ Interior Features:	Walk-In Closet(s), Separate Shower, High

Ceilings, Shower Only, Pantry, Split Bedrooms, Tub Shower, Open Floorplan, Ceiling Fan(s), Master Downstairs, Eat-in Kitchen, Vaulted Ceiling(s), Bedroom on Main Level, Main Level Master, Double Vanity, Multiple Closets, His and Hers Closets, Cathedral Ceiling(s), Chandelier, Vanity, All Bedrooms Down

## Location [Information](#)

Country:	<b>US</b>
State:	<b>TX</b>
County:	<b>Comal</b>
City:	<b>New Braunfels</b>
Subdivision:	<b>Kirkwood</b>
Zipcode:	<b>78130</b>
Street Suffix:	<b>Drive</b>
Parcel Number:	<b>33138</b>

## External [Features](#)

<input checked="" type="checkbox"/>	Exterior Features:	<a href="#">Patio, Rain Gutters</a>
<input checked="" type="checkbox"/>	Fencing:	<a href="#">High Fence, Masonry</a>
<input checked="" type="checkbox"/>	Foundation:	<a href="#">Slab</a>

Waterfront:	<b>No</b>
List Office Name:	<b>RE/MAX River Cities - NB</b>
AssociationFee:	<b>\$0</b>
AssociationFee:	<b>\$0</b>
AssociationFeeFrequency:	<b>\$0</b>
AssociationFeeIncludes:	<b>\$0</b>

## Additional

Other Utilities:

[High Speed Internet Available, Electricity Available, Water Available, Phone Available](#)

✓ Appliances:	Dishwasher, Disposal, Range, Refrigerator, Dryer, Washer, Water Heater, Some Electric Appliances, Plumbed For Ice Maker, Electric Range, Electric Water Heater, Water Softener Owned, Wine Refrigerator, Vented Exhaust Fan
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AssociationFee: **\$83**

AssociationFeeFrequency: **\$0**

✓ CommunityFeatures:	Street Lights, Sidewalks, See Remarks, Community Pool, Curbs, Other
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ConstructionMaterials: **Masonry**

TaxYear:

DaysOnMarket: **39**

GarageYN: **Yes**

GarageSpaces: **2**

✓ Roof:	Shingle, Composition
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LivingArea: **1,264 Sqft**

✓ Levels:	One
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StreetDirSuffix: **E**

StreetDirPrefix: **W**

✓ Flooring:	Tile, Ceramic Tile
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FrontageType: **Other**

ExistingLeaseType: **Not for Lease**

✓ Sewer:	Public Sewer, Not Connected (nearby)
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TaxAnnualAmount: **\$0**

NewConstructionYN: **Yes**

DirectionFaces: **Northeast**

ElementarySchoolDistrict: **New Braunfels ISD**

HighSchoolDistrict: **New Braunfels ISD**

MiddleOrJuniorSchoolDistrict: **New Braunfels ISD**

WaterBodyName: **None**

## Agent [Info](#)

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