

**JOSHUA
DOWNEY**
your hometown agent

Residential

- 1219 Cattle Dell, New Braunfels, Texas 78132



Primary Features

Listing ID: **472944**

Price: **\$1,120,000**

Original List Price: **\$1,120,000**

Year Built: **2022**

Property Type: **Residential**

Property Sub Type: **Single Family Residence**

Listing Type: **For Sale**

Bedrooms: **4**

Bathrooms: **4**

Baths Full: **3**

Half Bathrooms: **1**

Acres: **1.15 Acre**

Status: **Active**

Interior Features

✓ Swimming Pool: **In Ground, Community**

✓ Heating System: **Central, Electric**

✓ Cooling System: **Central Air**

✓ View: **None**

✓ Patio: **Patio, Covered, Porch**

✓ Parking: **Garage, Attached**

✓ Laundry: **Inside, Laundry Room, Main Level, Lower Level, Washer Hookup, Gas Dryer Hookup**

✓ Fireplace: **Great Room**

✓ Interior Features: **Multiple Dining Areas, Walk-In Closet(s), Separate Shower, High Ceilings, Wet Bar, Home Office, Open Floorplan, Garden Tub/Roman Tub, Ceiling Fan(s), Breakfast Bar, Separate/Formal Dining Room, Master Downstairs, Eat-in Kitchen, Breakfast Area,**

Kitchen Island, Dining Area, Main Level Master, Entrance Foyer, Double Vanity, Low Flow Plumbing Fixtures, All Bedrooms Down

Location Information

Country:	US
State:	TX
County:	Comal
City:	New Braunfels
Subdivision:	Vintage Oaks/The Vineyard Un 1
Zipcode:	78132
Parcel Number:	410990

External Features

<input checked="" type="checkbox"/>	Exterior Features:	Covered Patio, Porch
<input checked="" type="checkbox"/>	Fencing:	None
<input checked="" type="checkbox"/>	Foundation:	Slab
Waterfront:		No
List Office Name:	43 Realty, LLC	
AssociationFee:	\$0	
AssociationFee:	\$0	
AssociationFeeFrequency:	\$0	
AssociationFeeIncludes:	\$0	
<input checked="" type="checkbox"/>	AccessibilityFeatures:	None
<input checked="" type="checkbox"/>	Appliances:	Dishwasher, Disposal, Microwave, Other, See Remarks
AssociationFee:	\$675	

Additional

<input checked="" type="checkbox"/>	Other Utilities:	Electricity Available
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AssociationFeeFrequency: **\$0**

CommunityFeatures: Clubhouse, Trails/paths, See Remarks, Playground, Park, Tennis Court(s), Community Pool, Basketball Court, Other, Barbecue

ConstructionMaterials: **Masonry, Other, Stone Veneer, See Remarks, Stucco**

TaxYear:

DaysOnMarket: **2**

GarageYN: **Yes**

GarageSpaces: **3**

Roof: Other, See Remarks

HighSchool: Smithson Valley High

MiddleOrJuniorSchool: Smithson Valley

ElementarySchool: Bill Brown Elementary

LivingArea: **2,999 Sqft**

Levels: One

StreetDirSuffix: **E**

StreetDirPrefix: **W**

Flooring: Carpet, Tile, Wood

FrontageType: **Other**

ExistingLeaseType: **Not for Lease**

Sewer: Public Sewer, Septic Tank, Not Connected (at lot)

TaxAnnualAmount: **\$0**

NewConstructionYN: **Yes**

DirectionFaces: **East**

ElementarySchool: **Comal ISD**

olDistrict:

HighSchoolDistrict:	Comal ISD
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MiddleOrJuniorSchoolDistrict:	Comal ISD
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WaterBodyName:	None
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Agent [Info](#)



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