

**JOSHUA
DOWNEY**
your hometown agent

Residential

- 540 River, New Braunfels, Texas 78132



Primary Features

Listing ID:	475457
Price:	\$650,000
Original List Price:	\$650,000
Year Built:	2016
Property Type:	Residential
Property Sub Type:	Condominium
Listing Type:	For Sale
View:	Yes
Bedrooms:	3
Bathrooms:	2
Baths Full:	2
Half Bathrooms:	0
Status:	Active

Interior Features

✓ Swimming Pool:	In Ground, Community
✓ Heating System:	Central
✓ Cooling System:	1 Unit, Central Air
✓ View:	River
✓ Security:	Gated Community, Security Lights, Fire Alarm
✓ Patio:	Balcony
✓ Parking:	Detached Carport
✓ Laundry:	Washer Hookup, Electric Dryer Hookup
✓ Fireplace:	None
✓ Interior Features:	Walk-In Closet(s), Window Treatments, Elevator, Kitchen/Family Room Combo, Pantry, Open Floorplan, Granite Counters, Ceiling Fan(s), Breakfast Bar, Eat-in Kitchen, Kitchen/Dining

Combo, Entrance Foyer,
Bookcases, Custom
Cabinets, Vanity

Location Information

Country:	US
State:	TX
County:	Comal
City:	New Braunfels
Subdivision:	Oxbow/Guadalupe Sub
Zipcode:	78132
Parcel Number:	400804

External Features

<input checked="" type="checkbox"/>	Exterior Features:	Elevator, Balcony, Outdoor Grill, Security Lighting
<input checked="" type="checkbox"/>	Fencing:	Security
<input checked="" type="checkbox"/>	Foundation:	Slab
Waterfront:		Yes
List Office Name:	Keller Williams Boerne	
AssociationFee:	\$0	
AssociationFee:	\$0	
AssociationFeeF requency:	\$0	
AssociationFeeIn cludes:	\$0	
<input checked="" type="checkbox"/>	AccessibilityFeatur es:	None
<input checked="" type="checkbox"/>	Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator, Some Electric Appliances, Plumbed For Ice Maker, Down Draft, Electric Range

Additional

<input checked="" type="checkbox"/>	Other Utilities:	Separate Meters, Electricity Available
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AssociationFee: **\$375**

AssociationFeeFrequency: **\$0**

CommunityFeatures: **Park, Gated, Community Pool, Barbecue**

ConstructionMaterials: **Board & Batten Siding**

TaxYear:

UnitNumber: **312**

DaysOnMarket: **16**

GarageYN: **No**

GarageSpaces: **0**

Roof: **Metal**

LivingArea: **1,410 Sqft**

Levels: **One**

StreetDirSuffix: **E**

StreetDirPrefix: **W**

Flooring: **Laminate, Ceramic Tile**

FrontageType: **Other**

ExistingLeaseType: **Not for Lease**

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

TaxAnnualAmount: **\$0**

NewConstructionYN: **Yes**

DirectionFaces: **Northeast**

ElementarySchoolDistrict: **Comal ISD**

HighSchoolDistrict: **Comal ISD**

MiddleOrJuniorSchoolDistrict: **Comal ISD**

WaterBodyName: **Guadalupe River**

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Agent Info



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