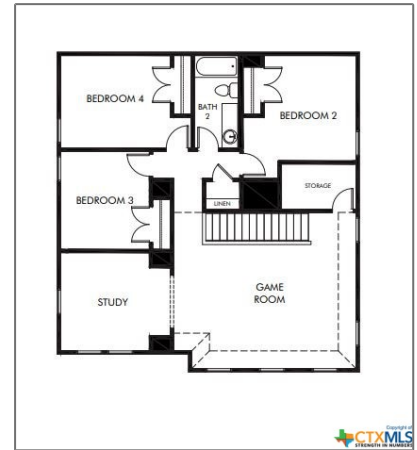
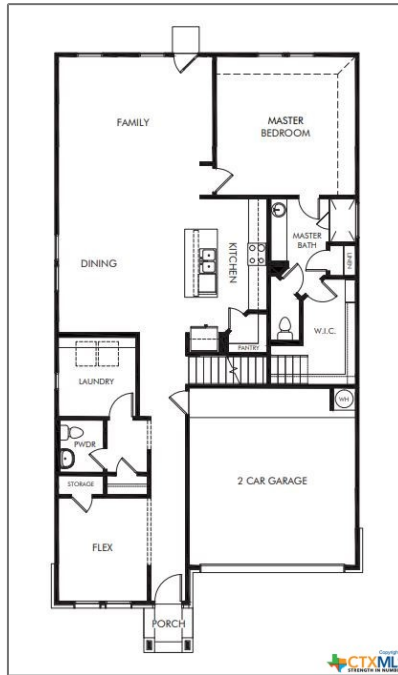


**JOSHUA  
DOWNEY**  
your hometown agent

# Residential

- 1254 William Crest, New Braunfels, Texas 78130



## Primary Features

Listing ID:	<b>475417</b>
Price:	<b>\$485,990</b>
Original List Price:	<b>\$487,640</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>

## Interior Features

✓ Swimming Pool:	None
✓ Heating System:	Electric
✓ Cooling System:	1 Unit, Central Air
✓ View:	None
✓ Patio:	Patio, Covered
✓ Parking:	Garage, Attached
✓ Laundry:	Laundry Room, Main Level, Lower Level, Washer Hookup, Electric Dryer Hookup
✓ Fireplace:	

Baths Full:	<b>2</b>
Half Bathrooms:	<b>1</b>
Acres:	<b>0.12 Acre</b>
Status:	<b>Active</b>

None

✓ Interior Features:

Walk-In Closet(s), Separate Shower, High Ceilings, Shower Only, Home Office, Pantry, Granite Counters, Ceiling Fan(s), Pull Down Attic Stairs, Master Downstairs, Kitchen Island, Main Level Master, Double Vanity, Solid Surface Counters

## Location Information

Country:	<b>US</b>
State:	<b>TX</b>
County:	<b>Guadalupe</b>
City:	<b>New Braunfels</b>
Subdivision:	<b>Meyers Landing</b>
Zipcode:	<b>78130</b>
Parcel Number:	<b>182865</b>

## Additional

✓ Other Utilities:

Electricity Available, Cable Available

## External Features

✓ Exterior Features: Covered Patio, In-Wall Pest Control System

Lot Dimensions: **45x120**

✓ Fencing: Wood, Privacy

✓ Foundation: Slab

Waterfront: **No**

List Office Name: **Meritage Homes Realty**

AssociationFee: **\$0**

AssociationFee: **\$0**

AssociationFeeFrequency: **\$0**

AssociationFeeIncludes: **\$0**

✓ Appliances:	Dishwasher, Disposal, Microwave, Range, Some Electric Appliances, Electric Range, Electric Cooktop, Electric Water Heater
AssociationFee:	<b>\$300</b>
AssociationFeeFrequency:	<b>\$0</b>
✓ CommunityFeatures:	Sidewalks, None
ConstructionMaterials:	<b>HardiPlank Type, Masonry</b>
TaxYear:	
DaysOnMarket:	<b>12</b>
GarageYN:	<b>Yes</b>
GarageSpaces:	<b>2</b>
✓ Roof:	Shingle, Composition
✓ HighSchool:	Canyon High School
✓ MiddleOrJuniorSchool:	Canyon Middle School
✓ ElementarySchool:	Freiheit Elementary
LivingArea:	<b>2,831 Sqft</b>
✓ Levels:	Two
StreetDirSuffix:	<b>E</b>
StreetDirPrefix:	<b>W</b>
✓ Flooring:	Tile, Vinyl
FrontageType:	<b>Other</b>
ExistingLeaseType:	<b>Not for Lease</b>
TaxAnnualAmount:	<b>\$0</b>
NewConstructionYN:	<b>Yes</b>
DirectionFaces:	<b>Northeast</b>
ElementarySchoolDistrict:	<b>Comal ISD</b>

HighSchoolDistrict:

**Comal ISD**

MiddleOrJuniorSchoolDistrict:

**Comal ISD**

WaterBodyName:

**None**

## Agent [Info](#)

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