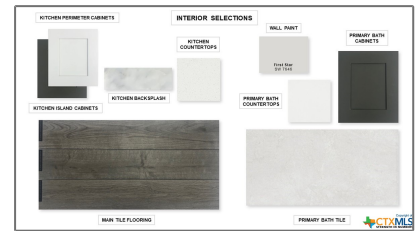
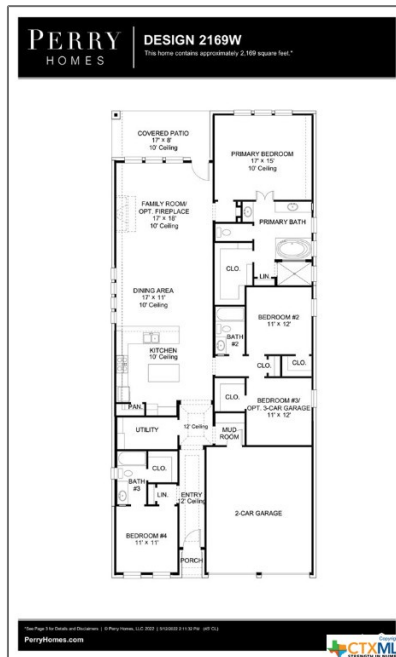


**JOSHUA
DOWNEY**
your hometown agent

Residential

- 711 Arroyo Dorado, New Braunfels, Texas 78130



Primary Features

Listing ID: **479323**

Price: **\$524,900**

Original List Price: **\$537,900**

Year Built: **2022**

Property Type: **Residential**

Property Sub Type: **Single Family Residence**

Listing Type: **For Sale**

Bedrooms: **4**

Bathrooms: **3**

Baths Full: **3**

Interior Features

Swimming Pool: **Community, Outdoor Pool**

Heating System: **Central, Electric**

Cooling System: **1 Unit, Central Air**

View: **None**

Security: **Smoke Detector(s)**

Patio: **Patio, Covered**

Parking: **Garage, Attached**

Laundry: **Inside, Laundry Room, Main Level, Washer Hookup, Laundry in Utility Room, Electric**

Half Bathrooms: **0**

Acres: **0.16 Acre**

Status: **Active**

Dryer Hookup

✓ Fireplace:

Family Room

✓ Interior Features:

Walk-In Closet(s), Separate Shower, High Ceilings, Carbon Monoxide Detector, Pantry, Granite Counters, Garden Tub/Roman Tub, Ceiling Fan(s), Pull Down Attic Stairs, Breakfast Bar, Breakfast Area, Kitchen Island, Living/Dining Room, See Remarks, Walk-In Pantry, Vanity

Location Information

Country: **US**

State: **TX**

County: **Comal**

City: **New Braunfels**

Subdivision: **ARROYO VERDE**

Zipcode: **78130**

Parcel Number: **446040**

Additional

✓ Other Utilities:

High Speed Internet Available, Cable Available

External Features

✓ Exterior Features: **Covered Patio, Rain Gutters**

Lot Dimensions: **55x125**

✓ Fencing: **Privacy**

✓ Foundation: **Slab**

Waterfront: **No**

List Office Name: **Perry Homes Realty LLC**

AssociationFee: **\$0**

AssociationFee: **\$0**

AssociationFeeFrequency: **\$0**

AssociationFeeIncludes: **\$0**

✓ Appliances: Dishwasher, Disposal, Microwave, Cooktop, Some Electric Appliances, Tankless Water Heater, Electric Water Heater

AssociationFee: **\$387**

AssociationFeeFrequency: **\$0**

✓ CommunityFeatures: Playground, Park, Community Pool, Curbs

ConstructionMaterials: **Brick,Masonry**

DaysOnMarket: **74**

GarageYN: **Yes**

GarageSpaces: **2**

✓ Roof: Shingle, Composition

✓ HighSchool: Canyon High School

✓ MiddleOrJuniorSchool: Canyon Middle School

✓ ElementarySchool: Oak Creek Elementary

LivingArea: **2,169 Sqft**

✓ Levels: One

✓ Flooring: Carpet, Ceramic Tile

✓ Sewer: Public Sewer

TaxAnnualAmount: **\$0**

DirectionFaces: **Northeast**

ElementarySchoolDistrict: **Comal ISD**

HighSchoolDistrict: **Comal ISD**

MiddleOrJuniorSchoolDistrict: **Comal ISD**

WaterBodyName: **None**

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Agent Info



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