

# \$1,295,000 - 3160 Purgatory Road, New Braunfels

MLS® #1116513

---

## \$1,295,000

4 Bedroom, 3.00 Bathroom, 2,565 sqft  
Residential on 25.00 Acres

EDEN RANCH, New Braunfels, TX

A private 25-acre oasis awaits you. Cozy up and retreat to a quiet space with gorgeous oak and wildlife views. This 4-bed, 3-bath home is not only cross-fenced, it also boasts 25 acres of Texas grasses and flowering plants. Off of Purgatory road rests your new home with multiple living areas and spacious bedrooms. Find your way to your beautiful pool from three areas of the house where you can cool off from the Texas heat and enjoy your slice of country living from the patio. A metal framed barn and a separate slab complete with power and plumbing for future additions. Property also comes equipped with above ground cistern, mature trees, and 2 plus acres that has been conditioned with a rock crusher/mulcher making it suitable for planting coastal or for gardening. Well-maintained septic system, water well, and internet access. No HOA



Built in 1998

## Essential Information

ListingFeed	abor_vow
MLS® #	1116513
List Price	\$1,295,000
Sale Price	\$1,125,000
Sale Date	April 26th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,565
Acres	25.00
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	3160 Purgatory Road
Subdivision	EDEN RANCH
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### **Amenities**

Utilities	Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected
Features	None
Parking	Attached, Garage, Outside
# of Garages	3
View	Rural
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Concrete, Laminate, Tile
Appliances	Convection Oven, Cooktop, Dryer, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Microwave, Oven, Refrigerator, Vented Exhaust Fan, Washer
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Living Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Front Yard, Native Plants
Windows	Double Pane Windows, Window Treatments
Roof	Composition, Shingle
Construction	Brick
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Mountain Valley
Middle	Mountain Valley Middle
High	Canyon Lake