

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

MLS® #1681008

---

## \$1,295,000

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

Ede 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 1997

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1681008
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	1997
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Sold

### **Community Information**

Address	3160 Purgatory Rd
Subdivision	Ede Ranch
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-2706

### **Amenities**

Amenities	None
Parking	Attached
Has Pool	Yes
Pool	In Ground Pool

### **Interior**

Interior	Two Eating Areas, Two Living Area, All Bedrooms Downstairs, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Storage Only, Cable TV Available, Eat-In Kitchen, High Speed Internet, Laundry Main Level, Laundry Room, Separate Dining Room, Telephone, Walk in Closets
Appliances	Built-In Oven, Cook Top, Ceiling Fans, Disposal, Dryer Connection, Dryer, Dishwasher, Electric Water Heater, Garage Door Opener, Ice Maker Connection, Microwave Oven, Private Garbage Service, Refrigerator, Solid Counter Tops, Washer Connection, Washer
Heating	1 Unit, Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

### **Exterior**

Exterior	3 Sides Masonry
Exterior Features	Double Pane Windows, Patio Slab, Ranch Fence, Workshop, Wrought

	Iron Fence
Lot Description	15 Acres Plus, County Vlew
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Call District
Middle	Call District
High	Call District