

\$1,950,000 - 2756 Purgatory Rd, New Braunfels

MLS® #1745339

\$1,950,000

3 Bedroom, 2.00 Bathroom, 2,200 sqft
Residential on 34.00 Acres

EDEN RANCH, New Braunfels, TX

Owned by the same couple for 35 years. The pride of ownership is evident. Every detail, the personal attention, and the dedicated stewardship makes this a legacy property.

Meticulously maintained land & homes.

Park-like 34 acres manicured with no cactus and cleared of under brush. 2 water wells, 2 septics, 2 houses, excellent ranch fencing, stunning oaks, all weather roads throughout and hill country views from the 1110 feet elevation homesite. The main home is all brick, no carpet, all Italian tile floors, 600+/- sqft of covered porch and high ceilings. The wood burning fireplace has separate ducting to fully heat the house. The open floor plan is flooded with natural light from all the walls of windows. Additionally, there is a Satterwhite log cabin guest house with its own well and septic, full length covered porch all nestled within beautiful oaks.

Built in 1988

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1745339
List Price	\$1,950,000
Sale Price	\$1,800,000
Sale Date	June 5th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	2,200
Acres	34.00
Year Built	1988
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Sold

Community Information

Address	2756 Purgatory Rd
Subdivision	EDEN RANCH
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-2430

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Island Kitchen, Breakfast Bar, Open Floor Plan, High Ceilings, Study/Library, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Dishwasher, Ice Maker Connection, Smoke Alarm, Solid Counter Tops, Electric Water Heater, Private Garbage Service, Water Softener (owned)
Heating	Central, Other
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Heatilator, Wood Burning
# of Stories	1
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry
Exterior Features	Covered Patio, Double Pane Windows, Additional Dwelling, Cross Fenced, Detached Quarters, Patio Slab, Ranch Fence, Mature Trees, Workshop

Lot Description	15 Acres Plus, Ag Exempt, Horses Allowed, Hunting Permitted, Mature Trees (ext feat), Wooded
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

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