

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

MLS® #9476522

\$1,950,000

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

Eden Ranch 1, 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	abor_vow
MLS® #	9476522
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 Residence
Status	Closed

Community Information

Address	2756 Purgatory Road
Subdivision	Eden Ranch 1
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None
Parking	Additional Parking
# of Garages	2
View	Hills
Waterfront	None

Interior

Interior	Tile
Appliances	Cooktop, Dishwasher, Electric Water Heater, Water Softener Owned
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Heatilator, Living Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Agricultural, Many Trees, Trees Large Size, Trees Medium Size, Views
Windows	Double Pane Windows
Roof	Shingle

Construction Brick

Foundation Slab

School Information

District Comal ISD

Elementary Mountain Valley

Middle Mountain Valley Middle

High Canyon Lake