

# \$575,000 - 206 Ferryboat Lane, New Braunfels

MLS® #440954

## \$575,000

3 Bedroom, 3.00 Bathroom, 2,515 sqft  
Residential on 1.43 Acres

Sunset Shadows Ph #1, New Braunfels, Texas

Beautiful Custom appointed home and a little bit of country on almost 1.5 acres just completed in June of 2021. The owners have decided not to move here at this time. No one has ever lived in the home and nothing has been used. Fine touches through out like coffered ceilings, granite counter tops in kitchen, bathrooms, entry and laundry room. Top of the line fixtures and ceiling fans throughout. All bedrooms have insulation in internal walls. Half bath for guests. Built in book shelves in entry with granite accents. There is no carpet in this home. Cabinets and sink in laundry room. Better yet No HOA and mail delivered to your property! The luxury of a new home and the privacy of the country. Gorgeous 54x12 covered patio to sit out and view your land then go relax in the jetted tub in the main bath.

Built in 2021

## Essential Information

MLS® #	440954
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,515
Acres	1.43



Year Built	2021
Type	Residential
Sub-Type	Single Family
Style	Ranch
Status	Active

### **Community Information**

Address	206 Ferryboat Lane
Subdivision	Sunset Shadows Ph #1
City	New Braunfels
County	Guadalupe
State	Texas
Zip Code	78130

### **Amenities**

Utilities	Electricity Available
Features	None
Parking	Attached, Garage, Garage Faces Side, Unpaved
# of Garages	2
Garages	Garage Door Opener
View	None

### **Interior**

Interior	Ceramic Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Garden Tub/Roman Tub, Book Cases, Dining Area, Double Vanity, Entrance Foyer, Jetted Tub, Open Floorplan, Pull Down Attic Stairs, Recessed Lighting, Split Bedrooms
Appliances	Dishwasher, Electric Range, Some Electric Appliances, Range, Disposal, Electric Water Heater, Microwave, Plumbed For Ice Maker, Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric, 1 Unit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio
Lot Description	100x623
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Stone Veneer, Masonry, Stucco
Foundation	Slab

### **School Information**

District	New Braunfels ISD
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### **Additional Information**

Date Listed	July 24th, 2021
Days on Market	41
HOA Fees	0.00

### **Listing Details**

Listing Office	Keller Williams Heritage
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