

\$1,500,000 - 2291 Fm 2722, New Braunfels

MLS® #442937

\$1,500,000

3 Bedroom, 2.00 Bathroom, 3,900 sqft
Residential on 15.00 Acres

D O, New Braunfels, Texas

Rare Find 15 fenced acres, unrestricted and gated. A beautiful 2340 sq.ft. main house and a 1000 sq. ft. guest house. The main house has a fenced in area. It is a 3 bedroom 2 bath with the Master Suite up. The living area has high ceilings with beams. The back porch is glassed in with cooling and heating. There is a transferrable warranty on the 50 year roof. The water holding tank holds 3K to 5K gallons of water and it also works for the guest house. The guest house with a standing seam metal roof stays rented on Airb&b under The Get Away Ranch as a short term rental. There are two donkeys that can stay with the property if you will love and care for them. Visit New Braunfels about 5 miles. or 13 miles to the Guadalupe. 15 miles to HW 281 or Bulverde. It is 11 miles to Canyon Lake. Stay home in a very quiet location or not far to anywhere for water and fun. All Appliances stay. Caution- The gate opens out.

Built in 1989

Essential Information

MLS® #	442937
Price	\$1,500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	3,900
Acres	15.00



Year Built	1989
Type	Residential
Sub-Type	Single Family
Style	Ranch, Traditional
Status	Active

Community Information

Address	2291 Fm 2722
Subdivision	D O
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

Amenities

Utilities	Electricity Available, High Speed Internet Available, Phone Available
Features	None
Parking Spaces	1
Parking	Attached, Garage, Oversized, Carport, Detached Carport, Door-Single, Garage Faces Front, Other, RV Access/Parking, See Remarks
# of Garages	2
View	None

Interior

Interior	Carpet, Ceramic Tile, Tile, Concrete, Painted/Stained
Interior Features	Ceiling Fan(s), Double Vanity, Pull Down Attic Stairs, Separate Shower, Pantry, Jetted Tub, Open Floorplan, Split Bedrooms, Tub Shower, Window Treatments
Appliances	Dishwasher, Electric Cooktop, Electric Range, Electric Water Heater, Gas Cooktop, Microwave, Plumbed For Ice Maker, Refrigerator, Cooktop, Water Softener Owned, Dryer, Oven, Range Hood, Some Electric Appliances, Water Heater
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, 2 Units, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Fire Pit, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Covered Patio, Porch, Enclosed Porch, Fire Pit, Other, See Remarks
Windows	Window Treatments
Roof	Composition, Metal, Shingle
Construction	Stone Veneer, Glass, HardiPlank Type, Wood Siding
Foundation	Slab

School Information

District	New Braunfels ISD
----------	-------------------

Additional Information

Date Listed	July 1st, 2021
Days on Market	23
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX River Cities - NB
----------------	--------------------------

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.